

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING OF JULY 9, 1997

There will be a meeting of the Manistee City Planning Commission to be held on Wednesday, July 9, 1997 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1. Edward & Patricia Kiefer - Special Use Permit
 - 2. Solberg Marina Inc. - Special Use Permit
 - 3. Harbor Village - Special Use Permit
 - 4. Lighthouse Landings - Special Use Permit
 - 5. Tom Kubanek - Vacation part of Fourth Street
 - 6.
 - B. Site Plan Reviews:
 - 1. Bill Seng - Lot Split
 - 2. James E. Thatcher - Lot Split & Combination
 - 3. Northwestern Savings Bank and Trust - Addition
 - 4.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (6/5/97)
 - B. Unfinished Business:
 - 1.
 - C. Other Communications:
 - 1. City Update
 - 2.
 - D. Reports:
 - 1. D.D.A. Update
 - 2. Zoning Board of Appeals
 - 3. Site Plan Review/Historic Overlay Committees
 - 4. Joint City Review/Ordinance Committee
 - E. New Business:
 - 1. Edward & Patricia Kiefer - Special Use Permit
 - 2. Solberg Marina Inc. - Special Use Permit
 - 3. Harbor Village - Special Use Permit
 - 4. Lighthouse Landings - Special Use Permit
 - 5. Tom Kubanek - Vacation part of Fourth Street
 - 6. City Calendar - Set 1998 Meeting dates
 - 7.
- IV. Work/Study Session:
- V. Adjournment


cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Lori Doman, Administrative Assistant
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor

7-9-97

CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Mikula 

DATE: July 3, 1997

RE: July 9, 1997 Meeting

We have a pretty full agenda for the Wednesday, July 9, 1997 Meeting of the Planning Commission. The meeting was changed due to the holiday.

We have five public hearings on the agenda. Enclosed is information for each of these hearings and if you have any questions, please feel free to call.

There are three site plan reviews that includes two lot splits and a request from Northwestern Savings Bankd and Trust.

Lori is working on a City Calendar and has requested that we set the meeting dates for 1998. We have enclosed a tentative schedule of meeting dates and a 1998 calendar for your review. We will finalize these dates at the July meeting.

Roger Yoder sent out some correspondence on behalf of the Planning Commission and copies of these letters are enclosed for you.

We want to take this time to wish all of you a safe and happy 4th of July. See you at the meeting.

If you have any questions, or are unable to attend the meeting please call us at 723-2558.

:djm

7.9.97

COUNCIL GOVERNMENT
CITY MANAGER PLANP.O. BOX 358
MANISTEE, MICHIGAN 49660CITY OF MANISTEE
Michigan

APPLICATION for SPECIAL USE PERMIT

EDWARD & PATRICIA KIEFER
APPLICANT506 MAPLE STREET
ADDRESSMANISTEE MICH 49660
CITY, STATE & ZIP CODETELEPHONE NUMBERS-(HOME) 398-0007(WORK) —

FOR OFFICE USE ONLY

PERMIT NUMBER _____
 DATE RECEIVED 6.25.97
 TAX PARCEL NUMBER 51-51-311-400-01
 FEE RECEIVED & DATE 6-25-97 \$150.00
 RECEIPT NUMBER 11635
 ACTION
 REFERRED TO PLANNING COMMISSION 7.9.97
 DATE OF PUBLIC HEARING 7-9-97
 ACTION TAKEN ☐ APPROVED ☐ DENIED
 DATE OF ACTION _____
 EXPIRATION DATE OF PERMIT _____

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. ALL INFORMATION REQUESTED ON THIS FORM MUST BE COMPLETED AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ZONING ADMINISTRATOR, CITY ENGINEER OR CITY PLANNING COMMISSION, IN ORDER TO ADMINISTER THE ZONING & BUILDING ORDINANCES, MUST BE SUPPLIED. APPLICANTS ARE ENCOURAGED TO SEEK ASSISTANT FROM THE ZONING ADMINISTRATOR/BUILDING INSPECTOR IN FILLIN OUT THIS FORM. IF POSSIBLE, PLEASE CALL 616-723-2558 (MONDAY THROUGH FRIDAY, FROM 8 A.M. TO 5 P.M.) AND ASK FOR THE ASSESSOR'S OFFICE TO MAKE AN APPOINTMENT TO AVOID DELAYS.

I. ACTION REQUESTED

IT IS HEREBY REQUESTED THAT THE MANISTEE CITY PLANNING COMMISSION APPROVE THE ISSUANCE OF A SPECIAL USE PERMIT ON THE PROPERTY DESCRIBED IN 'II' PROPERTY INFORMATION' (BELOW) WHICH IS LOCATED IN THE R4 ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) SEE ATTACHMENT I

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS / HAS NOT) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST _____ YEARS. IF A PREVIOUS APPEAL, REZONING, OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: _____, DATE _____, ACTION REQUESTED _____
 DECISION: ☐ APPROVED ☐ DENIED

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED, SEE ATTACHMENT II A

TAX ROLL PARCEL PROCESS NUMBER 51-51-311-400-01
 ADDRESS OF PROPERTY: 506 MAPLE ST. MANISTEE, MICHIGAN 49660

(CONTINUED)

II. PROPERTY INFORMATION (CONTINUED)

B. LIST ALL DEED RESTRICTIONS- CITE LIBER & PAGE WHERE FOUND & ATTACH:

NONE

C. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND:

STANDARD FEDERAL BANK2600 WEST BIG BEAVER RD.TROY, MICHIGAN 48084 (800) 783-8900D. THIS AREA IS ☒ UNPLATTED, ☐ PLATTED, ☐ WILL BE PLATTED
IF PLATTED, NAME OF PLATE. THE PRESENT USE OF THE PROPERTY IS A DWELLING

F. ATTACH A SITE PLAN WHICH MEETS THE REQUIREMENTS OF THE SPECIAL USE PERMIT ORDINANCE (SEE ATTACHED LIST OF REQUIREMENTS)

G. IS A PROPERTY SURVEY ATTACHED? ☒ YES ☐ NO PARCEL AH. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE): N.A.III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTIONA. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME
SEE ATTACHMENT III AB. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT BELOW. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:
(ATTACH ADDITIONAL SHEETS)

1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT CONDITIONS (ARTICLE 86, SECTION 8609) TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE?
2. RELATIONSHIP OF THE PROPOSED USE TO DEVELOPMENT PLANS OF MANISTEE COUNTY AND THE CITY OF MANISTEE.
3. IMPACTS OF THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHICH IMPACTS OF THE PROPOSED USE ON THE ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS:
 - A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD?
 - B. WILL PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OF IMPROVEMENTS IN THE NEIGHBORHOOD?

IV. INFORMATION REQUIRED IN APPLICATION (AS PER ARTICLE 86, SECTION 8604)

A. AN APPLICATION FOR SPECIAL USE PERMIT SHALL INCLUDE:

1. A DETAILED SITE PLAN, AS SPELLED OUT IN SECTION 9406 OF THIS ORDINANCE, A COPY OF WHICH IS ATTACHED.
2. A SPECIFIC STATEMENT AND SUPPORTING INFORMATION REGARDING THE REQUIRED FINDINGS FOR THE SPECIAL USE PERMIT, AS STATED IN SECTION 8609.
3. PROPOSED LOCATION OF ANY OPEN SPACES, LANDSCAPING AND BUFFERING FEATURES SUCH AS GREENBELTS, FENCES, ETC.

IV. INFORMATION REQUIRED IN APPLICATION (CONTINUED)

- B. IN ADDITION, THE APPLICANT MAY BE REQUIRED TO FURNISH:
1. ELEVATIONS ON ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS.
 2. AN ENVIRONMENTAL ASSESSMENT.
 3. EVIDENCE OF HAVING RECEIVED OR HAVING AN AGREEMENT FOR CONCURRENT APPROVAL FOR ANY OTHER NECESSARY PERMITS REQUIRED PRIOR TO A CONSTRUCTION CODE PERMIT.
 4. MEASURES WHICH WILL BE UNDERTAKEN TO CONTROL SOIL EROSION, SHORELINE PROTECTION, EXCESSIVE NOISE, OR ADVERSE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES.
- C. THE APPLICANT SHALL CERTIFY THE INFORMATION INCLUDED IS CORRECT AND THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION, IF THE SPECIAL USE PERMIT IS APPROVED.

V. CERTIFICATION AND AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE/HEY IS/ARE THE ☐ OWNER, ☐ LESSEE, ☐ OWNER'S REPRESENTATIVE, ☐ CONTRACTOR INVOLVED IN THE APPLICATION; AND THAT THE INFORMATION INCLUDED IN THIS APPLICATION IS CORRECT. FURTHER, IF THE REQUEST IS APPROVED, THE APPLICANT CERTIFIES THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION AND WILL ABIDE WITH THE ALL OF THE REQUIREMENT OF ARTICLE 86 OF THE CITY OF MANISTEE ZONING ORDINANCE.

SIGNATURE(S) OF APPLICANT(S)

Edward J. Kiefer

Patricia J. Kiefer

DATED

6/24/97

ATTACHMENT I

I. ACTION REQUESTED (PROPOSED USE OF PROPERTY)

THE PROPOSED USE OF THE PROPERTY IS A HOTEL OFFERING FIVE (5) BEDROOMS OPERATING SEVEN (7) DAYS A WEEK FROM 4:00 PM TO 11:00 AM. THE HOTEL WILL BE CALLED THE DEMPSEY MANOR.

IT IS ALSO PROPOSED THAT A VICTORIAN TEA AND LIGHT LUNCH BE OFFERED FROM APRIL THRU DECEMBER IN THE DINING ROOM FOR UP TO TWENTY (20) PEOPLE FROM NOON UNTIL 4:00 PM, WEDNESDAY THRU SATURDAY. IT IS ALSO PROPOSED THAT OCCASIONALLY PRIVATE DINNERS OR TEAS BE OFFERED FROM 5:00 PM UNTIL 10:00 PM.

THE PROPOSED HOTEL WILL ALSO PROVIDE A MEETING ROOM, AVAILABLE TO GUESTS AND/OR SMALL GROUPS UP TO 12 TO 14 PEOPLE.

ATTACHMENT II A

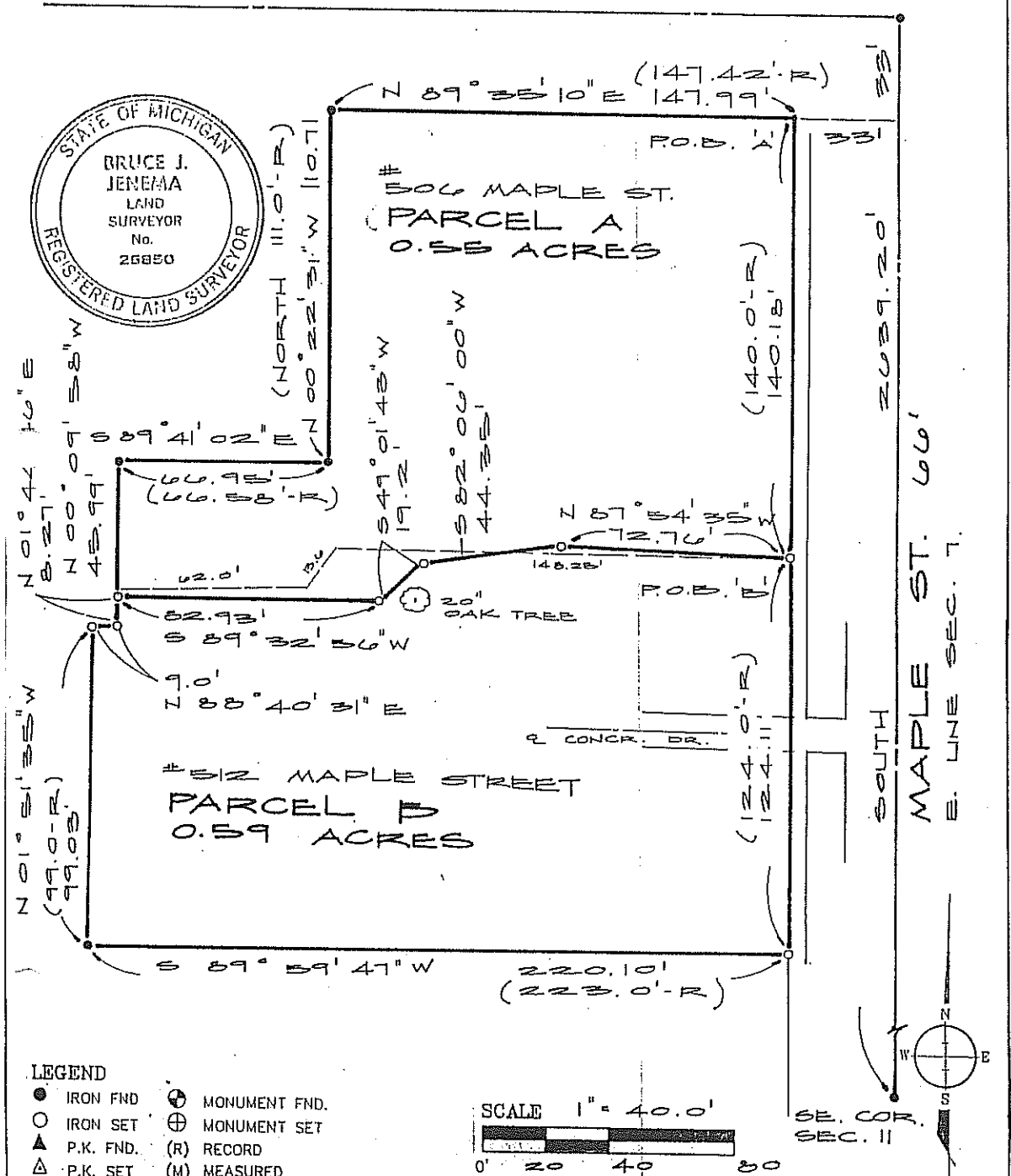
Parcel A: Part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), Section Eleven (11), Township Twenty-one (21) North, Range Seventeen (17) West, described as follows: Commencing at the East Quarter corner of said Section; thence South 00°00'00" East 33.00 feet along the East line of said Section; thence North 90°00'00" West 33.00 feet to the point of beginning; thence South 00°00'00" East 140.18 feet (also recorded as 140 feet); thence North 87°54'35" West 72.76 feet; thence South 82°06'00" West 44.35 feet; thence South 49°01'43" West 19.20 feet; thence South 89°32'56" West 82.93 feet; thence North 00°09'58" West 45.99 feet (also recorded as North); thence South 89°14'02" East 66.95 feet (also recorded as East 66.58 feet); thence North 00°22'31" West 110.71 feet (also recorded as North 111 feet); thence North 89°35'10" East 147.99 feet (also recorded as East 147.42 feet) to the point of beginning.

CERTIFICATE OF SURVEY

PART OF THE NE. 1/4 OF THE SE. 1/4
OF SEC. 11, T21N R. 17W. UNPLATTED
CITY OF MANISTEE, MANISTEE CO. MI.

E 1/4 COR. SEC. 11
T21N R. 17W

FIFTH ST. 66'



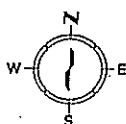
I, the undersigned, being a Registered Land Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure of the unadjusted field observations is noted, and within limits and that I have fully complied with the regulations of Act 132, P.A. 1970 as amended.

The basis for bearings is:

Error of Closure is 1'/

Bruce J. Jenema

REG. NO. 25850



Jenema Land Surveys

50 Clay Street
Manistee, MI 49660
616-723-7930

FOR:

ROBERT LABRUZZO

DATE: MAR. 29, 94

SHEET 2 OF 2

DWL

EK

DLK

FILE NO. 94196

ATTACHMENT III A

THE REASON FOR THIS SPECIAL USE PERMIT REQUEST IS THAT WE FEEL THE AFORE MENTIONED UTILIZATION OF THIS HISTORICAL SITE IS IN KEEPING WITH THE GOALS OF THE CITY OF MANISTEE IN PROMOTING THE VICTORIAN IMAGE THROUGH EFFECTIVE UTILIZATION OF ITS PROMINENT HISTORICAL SITES. WE FEEL THAT THIS PROPOSAL WILL BE A BENEFIT TO THE CITY OF MANISTEE AS WELL AS PROVIDING THE OWNERS OF THE HOME A MEANS TO CONTINUE IN THE RESTORATION AND PRESERVATION OF THIS HOME. WE ARE PROUD OF THIS GRAND OLD HOME AND ARE MORE THAN HAPPY TO SHARE ITS GRANDURE WITH OTHERS.

ATTACHMENT III B

WE DO NOT FEEL THAT THE SPECIAL USE PERMIT CONDITIONS WILL POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE. THIS PROPOSAL IS IN KEEPING WITH THE DEVELOPMENT PLANS OF MANISTEE COUNTY AND THE CITY OF MANISTEE. THERE WILL BE NO EFFECT TO THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF NEIGHBORS OR THOSE WORKING IN THE NEIGHBORHOOD. THERE WILL BE LITTLE OR NO EFFECT TO THE PUBLIC WELFARE NOR WILL IT BE INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD. ON SITE PARKING WILL BE AVAILABLE TO HOTEL GUESTS AND OWNERS AND ARRANGEMENTS HAVE BEEN MADE TO PROVIDE OFF-STREET PARKING FOR THE PROPOSED TEA ROOM, MEETING ROOM AND OCCASIONAL SPECIAL DINNERS OR TEAS. SEE ATTACHMENT III B1

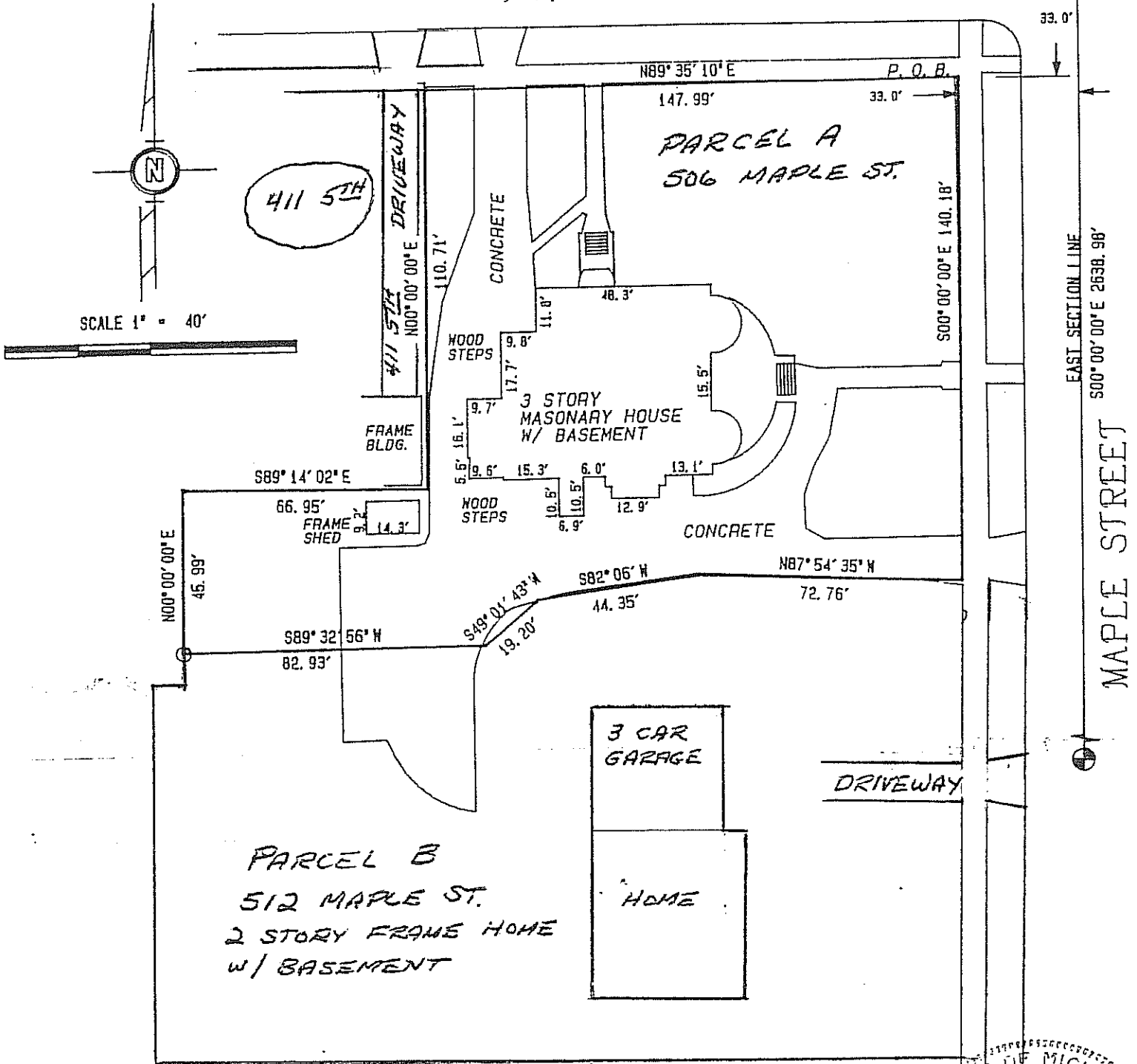
ATTACHMENT II F

MORTGAGE INSPECTION REPORT

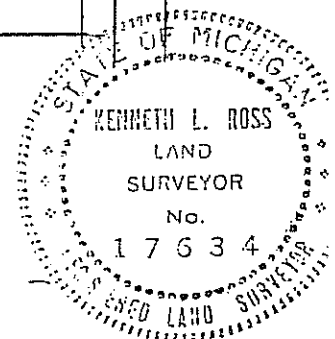
E 1/4 COR. SEC. 11
T. 21N., R. 17W. 1" I.P.
ALSO NE COR OF NE 1/4 SE 1/4

N89°35'10"E

FIFTH STREET



NOTE PARCEL B WAS SPLIT OFF IN 1994



ATTACHMENT IV

A. -A DETAILED SITE PLAN SHOWING NEIGHBORING DRIVEWAYS AND VEHICULAR CIRCULATION FEATURES WITHIN AND ADJACENT TO THE SITE, INCLUDING SIZE AND NUMBER OF PARKING SPACES IN THE OFF-STREET PARKING AREAS IS SHOWN ON ATTACHMENT III B1A

A VICINITY MAP SHOWING THE LOCATION OF THE SITE IN RELATION TO THE SURROUNDING STREET SYSTEM IS SHOWN ON ATTACHMENT IV A.

B THE DEMPSEY HOME IS A THREE STORY BRICK HOME WITH FULL BASEMENT. THE LIVING AREA ON THE THREE FLOORS IS OVER 8,000 SQUARE FEET WITH AN ADDITIONAL 3000 SQUARE FOOT BASEMENT. DESCRIPTION OF FLOOR PLANS OF EACH FLOOR IS SHOWN ON ATTACHMENTS IV B1, IV B2, AND IV B3.

THE HOME HAS HARD WIRED SMOKE DETECTORS IN EACH ROOM AND BASEMENT WITH AN ALARM SYSTEM ON EACH FLOOR IT IS HANDICAP ACCESSIBLE AND HAS AN ELEVATOR WHICH TRAVELS FROM THE DRIVEWAY GROUND LEVEL TO THE FIRST AND SECOND FLOORS.



NATIONAL FLOOD IN. ACE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
MANISTEE,
MICHIGAN
MANISTEE COUNTY

PANEL 2 OF 2



PANEL LOCATION

COMMUNITY-PANEL NUMBER

260131 0002 B

EFFECTIVE DATE:

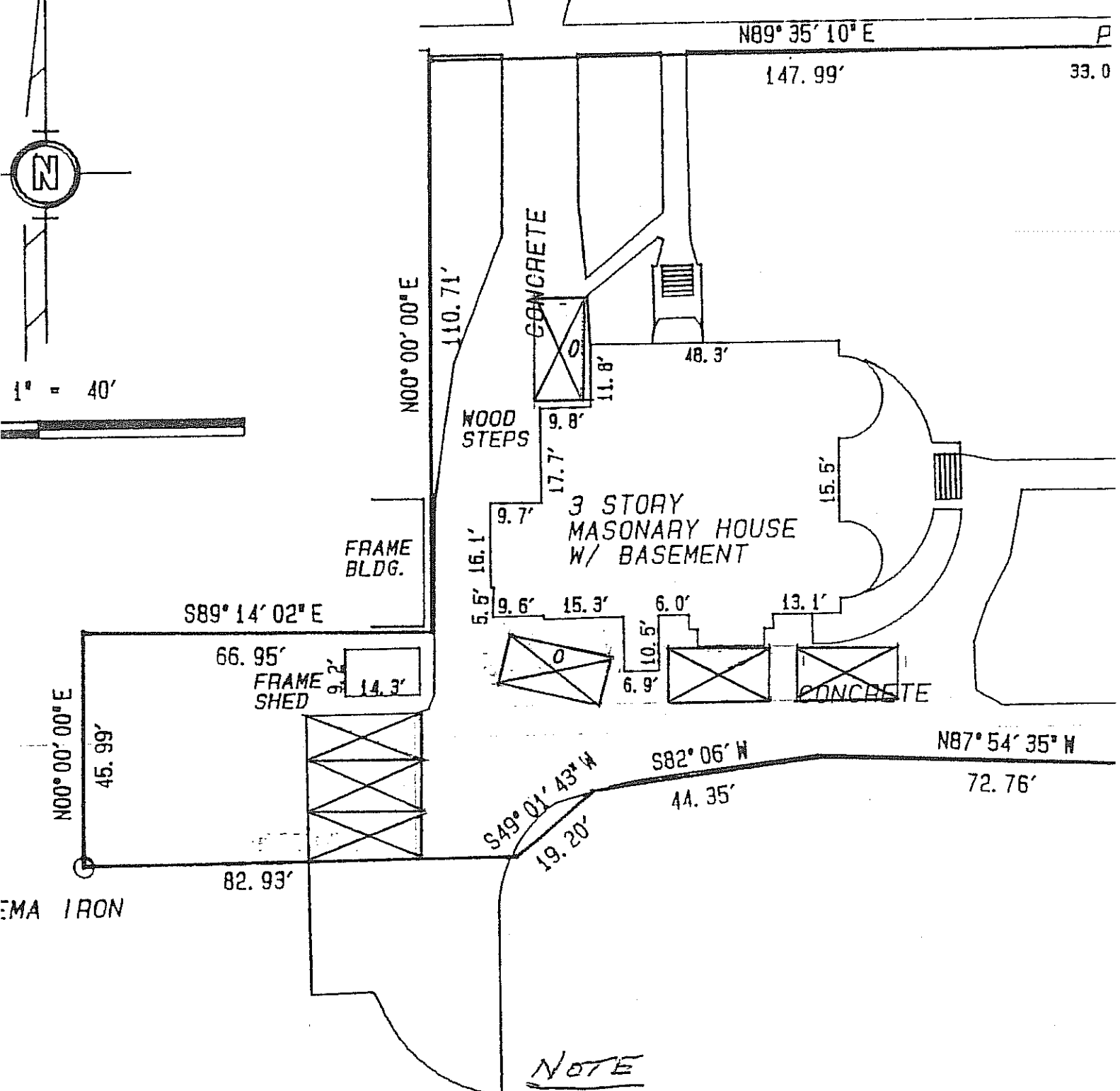
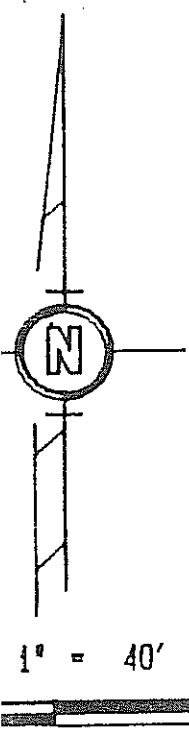
MARCH 18, 1987

OK 05 of 89.91

Federal Emergency Management Agency



FIFTH STREET



NOTE



DESIGNATES HOTEL GUEST PARKING



DESIGNATES OWNER PARKING

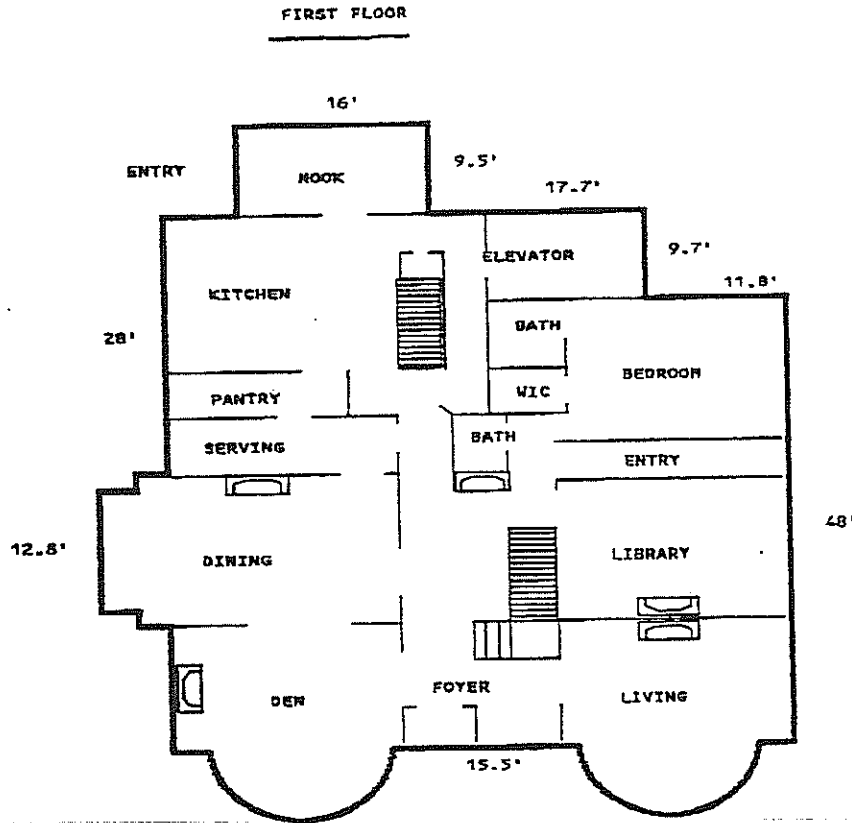
ATTACHMENT IV B1

SKETCH/AREA TABLE ADDENDUM

File No 95080487

| | | | | |
|---------|------------------------|----------|-------|----------|
| SUBJECT | Borrower/client | | | |
| | Edward/Patricia Kiefer | | | |
| | Property Address | | | |
| | 506 Maple Street | | | |
| | City | County | State | Zip Code |
| | Manistee | Manistee | MI | 49660 |
| | Lender | | | |
| | Standard Federal Bank | | | |

IMPROVEMENTS SKETCH



SCALE: 1 inch =

AREA CALCULATIONS

| AREA | | CALCULATIONS | SUMMARY |
|-------|-------------------|--------------|---------|
| Area | Name of Area | Size | Totals |
| GLA1 | First Floor | 3266.32 | 3266.32 |
| TOTAL | LIVABLE (rounded) | | 3266 |

| LIVING AREA CALCULATIONS | | | |
|--------------------------|---|-------|-----------|
| Breakdown | | | Subtotals |
| 16.00 | X | 67.20 | 1075.20 |
| 6.00 | X | 57.70 | 346.20 |
| 17.70 | X | 57.70 | 1021.29 |
| 11.80 | X | 48.00 | 566.40 |
| 2.60 | X | 16.20 | 42.12 |
| 3.00 | X | 12.80 | 38.40 |
| 180° | X | 15.00 | 88.36 |
| 180° | X | 15.00 | 88.36 |
| | | | 3266 |

MICHAEL TARNOW & ASSOCIATES APEX SOFTWARE, INC. 1 (210) 699-6666

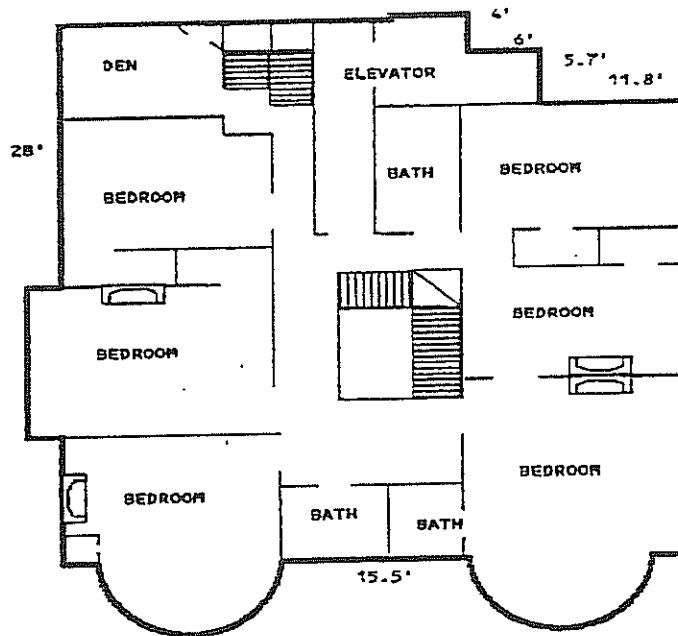
ATTACHMENT IV B2

SKETCH/AREA TABLE ADDENDUM

File No:

| | | | | |
|---------|------------------|--------|-------|----------|
| SUBJECT | Borrower/Client | | | |
| | Property Address | | | |
| | City | County | State | Zip Code |
| | Lender | | | |

SECOND FLOOR



SCALE: 1 inch =

AREA CALCULATIONS

| AREA CALCULATIONS | | SUMMARY | |
|-------------------------|--------------|---------|---------|
| Area | Name of Area | Size | Totals |
| GLA2 | Second Floor | 3063.97 | 3063.97 |
| TOTAL LIVABLE (rounded) | | | 3064 |

| LIVING AREA CALCULATIONS | | | |
|--------------------------|---|-------|-----------|
| Breakdown | | | Subtotals |
| 6.30 | X | 58.20 | 366.66 |
| 27.40 | X | 57.70 | 1580.98 |
| 6.00 | X | 5.70 | 34.20 |
| 6.00 | X | 48.50 | 291.00 |
| 11.80 | X | 48.50 | 572.30 |
| 2.60 | X | 16.20 | 42.12 |
| 180° | X | 15.00 | 88.36 |
| 180° | X | 15.00 | 88.36 |
| | | | 3064 |

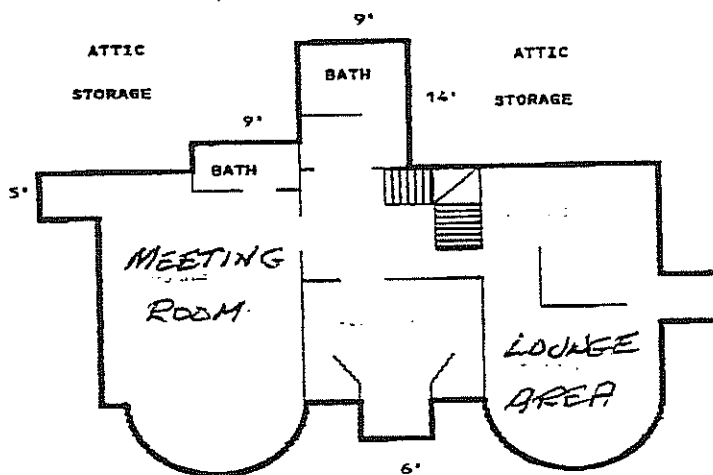
ATTACHMENT IV B3

SKETCH/AREA TABLE ADDENDUM

File No:

| | | | | |
|---------------------------------|------------------|--------|-------|----------|
| S U B J E C T | Borrower/Client | | | |
| | Property Address | | | |
| | City | County | State | Zip Code |
| | Lender | | | |

3 RD FLOOR



SCALE: 1 inch =

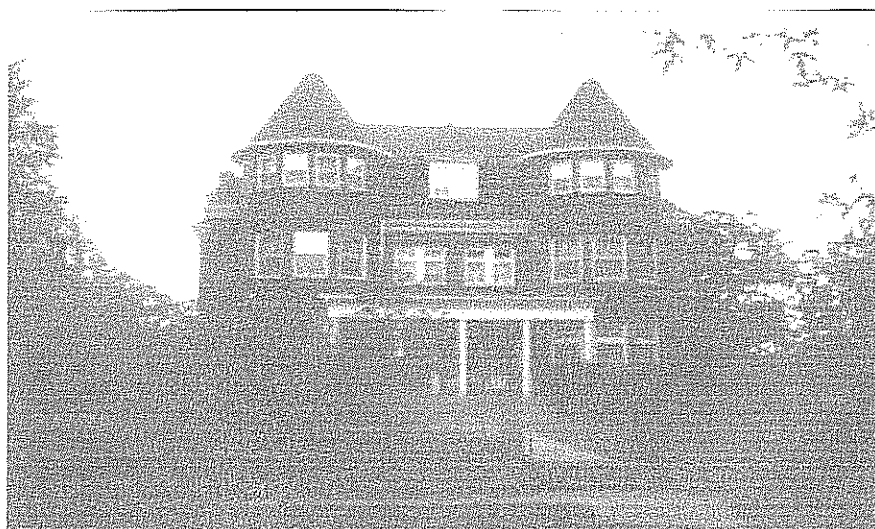
AREA CALCULATIONS

| AREA CALCULATIONS | | SUMMARY | |
|-------------------------|--------------|---------|---------|
| Area | Name of Area | Size | Totals |
| BLAS | Third Floor | 1578.71 | 1578.71 |
| TOTAL LIVABLE (rounded) | | | 1579 |

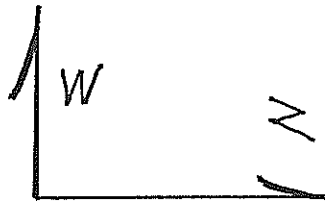
LIVING AREA CALCULATIONS

| Breakdown | | | Subtotals |
|-----------|---|-------|-----------|
| 9.00 | x | 39.00 | 351.00 |
| 9.00 | x | 28.00 | 252.00 |
| 13.00 | x | 5.00 | 65.00 |
| 21.00 | x | 25.00 | 525.00 |
| 8.00 | x | 20.00 | 160.00 |
| 5.00 | x | 5.00 | 25.00 |
| 4.50 | x | 4.00 | 18.00 |
| 1.50 | x | 4.00 | 6.00 |
| 180° | x | 15.00 | 88.36 |
| 180° | x | 15.00 | 88.36 |
| | | | 1579 |

7.9.97



THE DEMPSEY MANOR



NOT TO SCALE

ALL NEIGHBORS SHOWN
HAVE SIGNED IN
SUPPORT OF VARIANCE
AT 506 MAPLE ST.

| | | |
|------------------------|----------------------|-----------------|
| BAUMGARTNER 518 OAK | SWAN-EEAN 514 OAK | SALK 427 5TH |
|------------------------|----------------------|-----------------|

OAK ST.

| | | | |
|------------------------|-----------------------|---------------------|-------------------|
| 515 6TH ADAMSKI | | | MURPHY 421 5TH |
| LOT HORASZEWSKI | | | HYBZA 419 5TH |
| 350 6TH HORASZEWSKI | | | |
| LARSON 516 MAPLE | SCHIMPKE 512 MAPLE | KIEFER 506 MAPLE | |

MAPLE ST.

| | | |
|----------------------|-----------------------|-----------------------------------|
| 418 5TH BERGSTROM | 409 OAK ANDERSON | ON ZONING BOARD COULD NOT SIGN |
| 414 5TH NIEMI | | |
| 410 5TH BERLIN | | |
| 404 5TH THOMAS | KROLczyk 402 MAPLE | HORASZEWSKI 400 MAPLE |

| | | |
|---------------------|-------------------------|-----------------------|
| 529 MAPLE THOMAS | 525 MAPLE WISNIEWSKI | 515 MAPLE BOTTRELL |
|---------------------|-------------------------|-----------------------|

| | |
|-------------------------|------------------------|
| 415 MAPLE FITZGERALD | 401 MAPLE DUTKAVICH |
|-------------------------|------------------------|

415 5TH
KLEMENT

401

July 1, 1997

Manistee Planning Commission
70 Maple Street
Manistee, MI 49660

Dear Planning Commission:

We, the undersigned neighbors of Pat and Ed Kiefer, are in support of their request for a variance at 506 Maple Street for the purpose of opening a Hotel and Tea Room. We believe that such a venture would be in step with the community's efforts to promote the Victorian Heritage of Manistee, and hope that you will look favorably upon their request.

| <u>Signature</u> | <u>Address</u> |
|------------------------|------------------------------------|
| <u>Michael Murphy</u> | <u>421 Fifth St.</u> |
| <u>LEONARD D HOER</u> | <u>704 - FAIRVIEW</u> |
| <u>Marys H. Howe</u> | <u>704 Fairview Ave</u> |
| <u>Gary W. Wuehler</u> | <u>525 Maple St.</u> |
| <u>W. B. B.</u> | <u>418 5th St.</u> |
| <u>John J. W. W.</u> | <u>515 OAK ST</u> |
| <u>B. L. KENNEDY</u> | <u>511 OAK ST</u> |
| <u>Genevieve H. H.</u> | <u>350 5th Ave. - 400 Maple St</u> |
| <u>Mary H. H.</u> | <u>416 - 5th St.</u> |

July 1, 1997

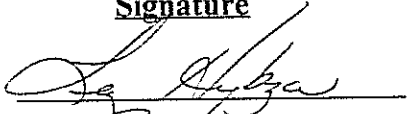
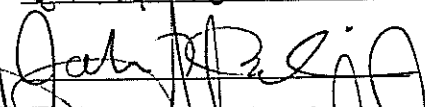
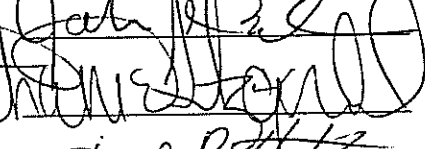
Manistee Planning Commission
70 Maple Street
Manistee, MI 49660

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Signature

Address

| | |
|---|-------------------------|
|  | 419 5th St. Manistee. |
| Mrs. Pete Schimpke | 512 Maple St Manistee |
| Mrs. Larry Larson | 516 Maple St, Manistee |
| Mr & Mrs Alan Thomas | 529 Maple St Manistee |
| Mr & Mrs Eric Niemi | 414 5th Street Manistee |
|  | 410 FIFTH |
|  | 415 Maple |
| Tyler B... | 515 MAPLE ST |
| Erik & Barbara Johnson | 513 Oak St. |

July 1, 1997

Manistee Planning Commission
70 Maple Street
Manistee, MI 49660

Dear Planning Commission:

We, the undersigned neighbors of Pat and Ed Kiefer, are in support of their request for a variance at 506 Maple Street for the purpose of opening a Hotel and Tea Room. We believe that such a venture would be in step with the community's efforts to promote the Victorian Heritage of Manistee, and hope that you will look favorably upon their request.

| <u>Signature</u> | <u>Address</u> |
|----------------------------|----------------|
| Mary O'Connell | 409 Oak Street |
| Thomas C. Anderson | 409 Oak Street |
| Arthur D. S. | 514 Oak St. |
| Ellen M. M. | 518 Oak Street |
| Emma A. Clement | 386 - 5th St. |
| Jim Smith | 427 Fifth St. |
| Helmi Butcher | 401 Maple St. |
| Jack Thomas | 404 5TH ST. |
| Dennis H. H. | 402 Maple St. |
| Mr. & Mrs. Duchon | 376 5th St. |
| Mr. & Mrs. Robert Lawrence | 535 Maple St. |

Manistee Area Chamber of Commerce

11 CYPRESS ST., MANISTEE, MI 49660 • (616) 723-2575 • 800-288-2286 • FAX (616) 723-1515

July 9, 1997

Mr. Roger Yoder, Chairman
Manistee Planning Commission
Manistec, MI 49660

Dear Yoder:

On behalf of the Uniqueness Committee of the Manistee Area Chamber of Commerce, I want to express our strong support for the request of Ed and Pat Keifer for a special use variance on their home at 506 Maple to establish a small hotel and tea room.

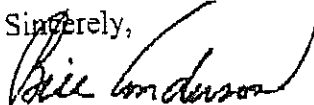
The development of Manistee's unique historical and natural resources in the past 10 years has been nothing short of phenomenal. The list of developments would be impressive in any size community. Starting with the beautiful river walk, the list includes the Victorian-styled river walk band shell, restoration of our historic fire hall, preservation and restoration the catwalk, honoring the pride and investment of 57 residential and commercial property owners through our Building Recognition Program, installation of Victorian-styled street lights in the central business district, the interior restoration of St. Joseph Catholic Church and much more. In addition, the historic Briny Inn and the Ramsdell Theater are being restored and a house museum is being created.

If a community desires to be recognized as a visitor destination, these development are an important part of the underpinning. The other piece of the attraction is the activities that people enjoy while visiting the community. At present our package includes fashion shows performed by the Victorians in Person, tours of historic buildings, unique festivals like the Sleighbell Parade and Old Christmas Weekend and watching vintage baseball played by our own Salt City Base Ball Club.

This request to establish a small hotel and tea room will give us another important element in our visitor attraction package. Critical mass or enough to see and do is always important. We know that people love to come to a charming community and have unique lodging and eating experiences. "How can I see the inside of one of your beautiful mansions?" is a frequently asked question.

We urge you to grant this request for a special use variance.

Sincerely,



William M. Anderson, Chairman
Uniqueness Committee

GUARDIAN ANGELS CATHOLIC CHURCH

Msgr. Gerard F. Guzikowski, Pastor

371 Fifth Street

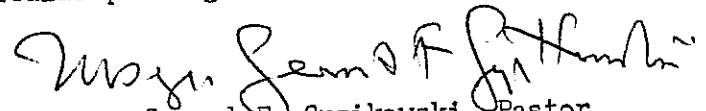
Manistee, Michigan 49660

616-723-2165

July 3, 1997

TO WHOM IT MAY CONCERN:

This is to certify that ~~M/M~~ EDWARD KIEFFER have our permission to use our parish parking grounds for whatever vehicular parking meets their needs.


Msgr. Gerard F. Guzikowski, Pastor

Dempsey Manor

Check In: 5:00 p.m.

Check Out: 11:00 a.m.

Breakfast will be served from 8:00 a.m. to 10:00 a.m.

Additional Services:

Airport transportation from Blacker Airport to Manor

Meeting Rooms (12 to 14 people)

Lunch

Dinner

First and second floors are handicap accessible.

Elizabeth's (Tea Room)

Open: 12:00 noon to 4:00 p.m.
Wednesday - Saturday
April - December

Additional Services

The services will be available afternoon through evenings but not to exceed midnight.

There will only be one group at a time and Valet services will be available.

Dinner Parties
Small Bridal & Baby Showers
Tea Parties

Groups - We will be working with the Chamber and clubs of Manistee to promote the history and growth of the community.

We also hope to work with the schools to promote Manistee history and the Victorian Tea.

JUN 24 1997

7.9.97

COUNCIL GOVERNMENT
CITY MANAGER PLANP.O. BOX 358
MANISTEE, MICHIGAN 49660CITY OF MANISTEE
Michigan

APPLICATION for SPECIAL USE PERMIT

SOLBERG MARINA, INC.
APPLICANT
267 ARTHUR ST.
ADDRESS
MANISTEE
CITY, STATE & ZIP CODE
TELEPHONE NUMBERS - (HOME) 723-5473
(WORK) - 2611

| FOR OFFICE USE ONLY | |
|---------------------------------|---|
| PERMIT NUMBER | |
| DATE RECEIVED | <u>6.24.97</u> |
| TAX PARCEL NUMBER | <u>51.51.174.702.05</u> |
| FEE RECEIVED & DATE | <u>150.00 6.24.97</u> |
| RECEIPT NUMBER | <u>11628</u> |
| ACTION | |
| REFERRED TO PLANNING COMMISSION | <u>7.9.97</u> |
| DATE OF PUBLIC HEARING | <u>7.9.97</u> |
| ACTION TAKEN | <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED |
| DATE OF ACTION | |
| EXPIRATION DATE OF PERMIT | |

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. ALL INFORMATION REQUESTED ON THIS FORM MUST BE COMPLETED AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ZONING ADMINISTRATOR, CITY ENGINEER OR CITY PLANNING COMMISSION, IN ORDER TO ADMINISTER THE ZONING & BUILDING ORDINANCES, MUST BE SUPPLIED. APPLICANTS ARE ENCOURAGED TO SEEK ASSISTANT FROM THE ZONING ADMINISTRATOR/BUILDING INSPECTOR IN FILLING OUT THIS FORM. IF POSSIBLE, PLEASE CALL 616-723-2558 (MONDAY THROUGH FRIDAY, FROM 8 A.M. TO 5 P.M.) AND ASK FOR THE ASSESSOR'S OFFICE TO MAKE AN APPOINTMENT TO AVOID DELAYS.

I. ACTION REQUESTED

IT IS HEREBY REQUESTED THAT THE MANISTEE CITY PLANNING COMMISSION APPROVE THE ISSUANCE OF A SPECIAL USE PERMIT ON THE PROPERTY DESCRIBED IN 'II' PROPERTY INFORMATION (BELOW) WHICH IS LOCATED IN THE C-3 ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) allowing self-contained camper trailers to be parked onsite.

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS / HAS NOT) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST _____ YEARS. IF A PREVIOUS APPEAL, REZONING, OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: JULY 8th, DATE 1995.
ACTION REQUESTED _____

DECISION: ☒ APPROVED ☐ DENIED
With conditions.

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED, SC THOMPSON'S ADDITION PT LOT B AT A PT ON N LI SEC 1 252 3/4 FT N OF MEANDER POST, 545 DEG 41 MIN W ALG SLY LI US-31 134.1 F, 34 DEG 39 MIN E 227.4 FT TO MANISTEE LAKE, NELY ALG LAKE TO A POINT S 35 DEG E OF POB, N 35 DEG W TO POB EXC 6.39 CONT LOT R, E 22.7 FT TO INT TW PL + S R/W US 31 FOR POB, S 35 DEG E 100 FT, N 43 DEG 44 MIN W 74.5 FT
TAX ROLL PARCEL PROCESS NUMBER 51.51.174.702.05
ADDRESS OF PROPERTY: 263 Arthur St.

(CONTINUED)

II. PROPERTY INFORMATION (CONTINUED)

B. LIST ALL DEED RESTRICTIONS- CITE LIBER & PAGE WHERE FOUND & ATTACH:

none

C. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND:

none

D. THIS AREA IS ☐ UNPLATTED, ☒ PLATTED, ☐ WILL BE PLATTED
IF PLATTED, NAME OF PLAT See description on Attached #1

E. THE PRESENT USE OF THE PROPERTY IS Retail Store, marina, Rented home

F. ATTACH A SITE PLAN WHICH MEETS THE REQUIREMENTS OF THE SPECIAL USE PERMIT ORDINANCE (SEE ATTACHED LIST OF REQUIREMENTS) Attached #2

G. IS A PROPERTY SURVEY ATTACHED? ☒ YES ☐ NO Attached #3

H. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE): _____

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

A. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME
To increase business potential, i.e. Allow dock clients to open close to their boat slips

B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT BELOW. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:
(ATTACH ADDITIONAL SHEETS) Attached #4

1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT CONDITIONS (ARTICLE 86, SECTION 8609) TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE?
2. RELATIONSHIP OF THE PROPOSED USE TO DEVELOPMENT PLANS OF MANISTEE COUNTY AND THE CITY OF MANISTEE.
3. IMPACTS OF THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHICH IMPACTS OF THE PROPOSED USE ON THE ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS:
 - A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD?
 - B. WILL PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OF IMPROVEMENTS IN THE NEIGHBORHOOD?

IV. INFORMATION REQUIRED IN APPLICATION (AS PER ARTICLE 86, SECTION 8604)

A. AN APPLICATION FOR SPECIAL USE PERMIT SHALL INCLUDE:

1. A DETAILED SITE PLAN, AS SPELLED OUT IN SECTION 9406 OF THIS ORDINANCE, A COPY OF WHICH IS ATTACHED.
2. A SPECIFIC STATEMENT AND SUPPORTING INFORMATION REGARDING THE REQUIRED FINDINGS FOR THE SPECIAL USE PERMIT, AS STATED IN SECTION 8609.
3. PROPOSED LOCATION OF ANY OPEN SPACES, LANDSCAPING AND BUFFERING FEATURES SUCH AS GREENBELTS, FENCES, ETC.

IV. INFORMATION REQUIRED IN APPLICATION (CONTINUED)

B. IN ADDITION, THE APPLICANT MAY BE REQUIRED TO FURNISH:

1. ELEVATIONS ON ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS.
2. AN ENVIRONMENTAL ASSESSMENT.
3. EVIDENCE OF HAVING RECEIVED OR HAVING AN AGREEMENT FOR CONCURRENT APPROVAL FOR ANY OTHER NECESSARY PERMITS REQUIRED PRIOR TO A CONSTRUCTION CODE PERMIT.
4. MEASURES WHICH WILL BE UNDERTAKEN TO CONTROL SOIL EROSION, SHORELINE PROTECTION, EXCESSIVE NOISE, OR ADVERSE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES.

C. THE APPLICANT SHALL CERTIFY THE INFORMATION INCLUDED IS CORRECT AND THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION, IF THE SPECIAL USE PERMIT IS APPROVED.

V. CERTIFICATION AND AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE/HE' IS/ARE THE ☐ OWNER, ☐ LESSEE, ☐ OWNER'S REPRESENTATIVE, ☐ CONTRACTOR INVOLVED IN THE APPLICATION; AND THAT THE INFORMATION INCLUDED IN THIS APPLICATION IS CORRECT. FURTHER, IF THE REQUEST IS APPROVED, THE APPLICANT CERTIFIES THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION AND WILL ABIDE WITH THE ALL OF THE REQUIREMENT OF ARTICLE 86 OF THE CITY OF MANISTEE ZONING ORDINANCE.

SIGNATURE(S) OF APPLICANT(S)



DATED _____

Fisherman's Center

263 Arthur Street (U.S. 31)
Manistee, Michigan 49660
Phone (616) 723-7718



HONEST INFORMATION
OPEN YEAR 'ROUND
WITH YOUR
TOTAL FISHING &
HUNTING NEEDS

Application for Special Use Permit:

Required data on site plan-

- Item 1. see attachment #3
- Item 2. see attachment #1
- Item 3. same as applicant
- Item 4. see attachment #3
- Item 5. see attachment #2
- Item 6. see attachment #2
- Item 7. see attachment #2
- Item 8. Rainwater drains in a southerly direction across asphalt parking lot.
- Item 9. see attachment #2
- Item 10. No physical alterations are proposed to land.
- Item 11. No proposed connections/extensions of utilities will be needed.
- Item 12. No item 12 on sheet. A skipped number.
- Item 13. The proposed development involves simply allowing four trailers/RV's to park on Fisherman's Center, Inc.'s property.
- Item 14. see attachment #2
- Item 15. not applicable , none proposed other than existing features.
- Item 16. not applicable, no new structures proposed.
- Item 17. not applicable per Jon Rose.
- Item 18. Not applicable, none proposed.
- Item 19. not applicable per Jon Rose.
- Item 20. not applicable per Jon Rose.
- Item 21. not applicable per Jon Rose.
- Item 22. not applicable per Jon Rose.

Fishermen's Center

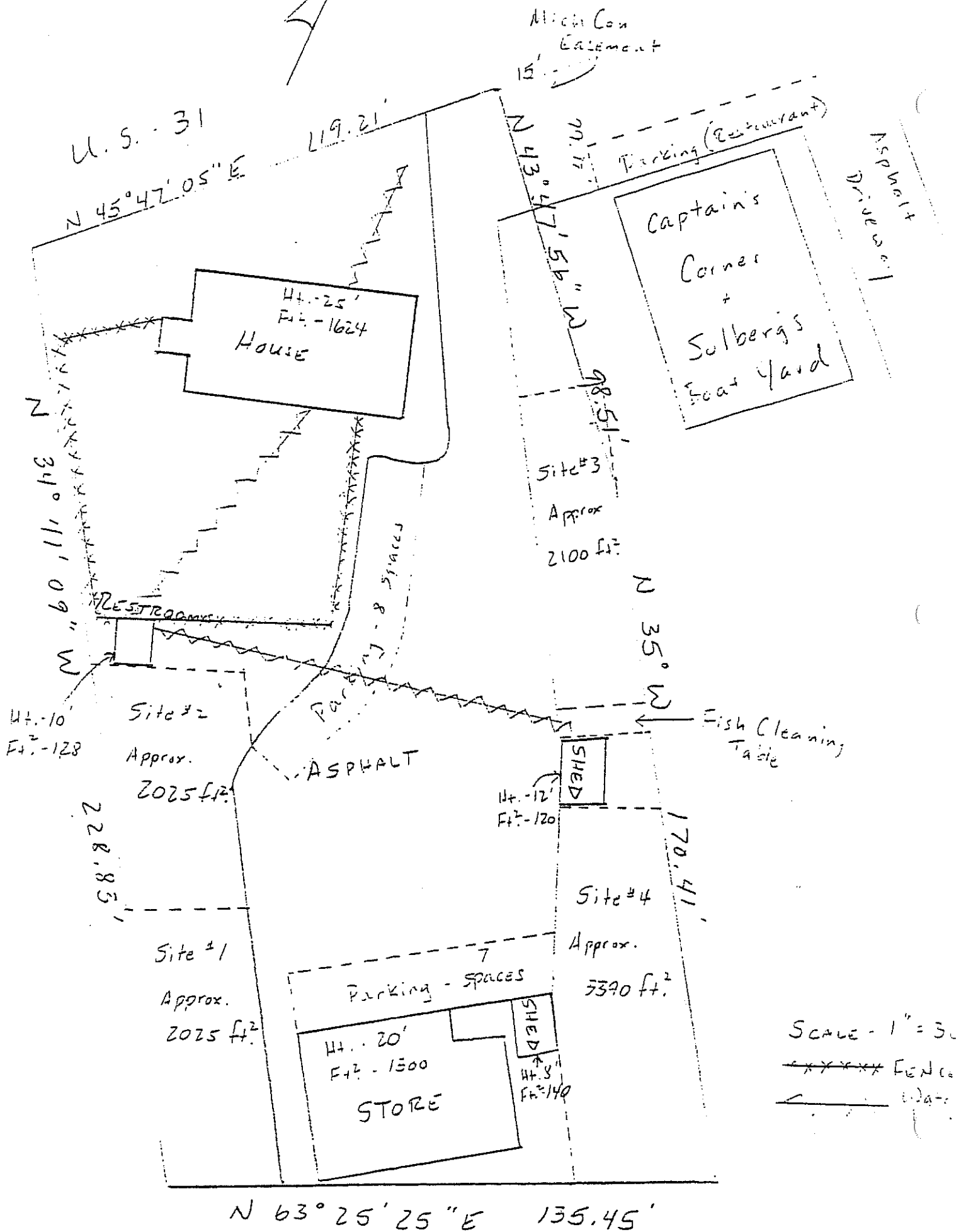
"COHO HEADQUARTERS"
263 Arthur Street (U.S. 31)
Manistee, Michigan 49860
Phone (616) 723-7718



CHARTER BOAT SERVICE
MARINA TACKLE
LIVE BAIT
BOATS—MOTORS
HONEST INFORMATION

S C THOMPSONS ADDITION PT LOT B AT A PT ON N LI SEC 1 252 3/4 FT W OF MEANDER
POST, S 45 DEG 41 MIN W ALG SLY LI U.S. 31 134.1 FT, S 34 DEG 39 MIN E 227.4 FT
TO MANISTEE LAKE, NELY ALG LAKE TO A PT S 35 DEG E OF POB, N 35 DEG W TO POB EXC
COM SW COR GOVT LOT 4, E 702.7 FT TO INT TWP LI + S R/W US31 FOR POB, S 35 DEG E 100
FT, N 43 DEG 48 MIN W 98.5 FT TO R/W US31, N 45 DEG 56 MIN E ALG R/W 15 FT TO
POB LOT B PROPERTY.

Attached #2

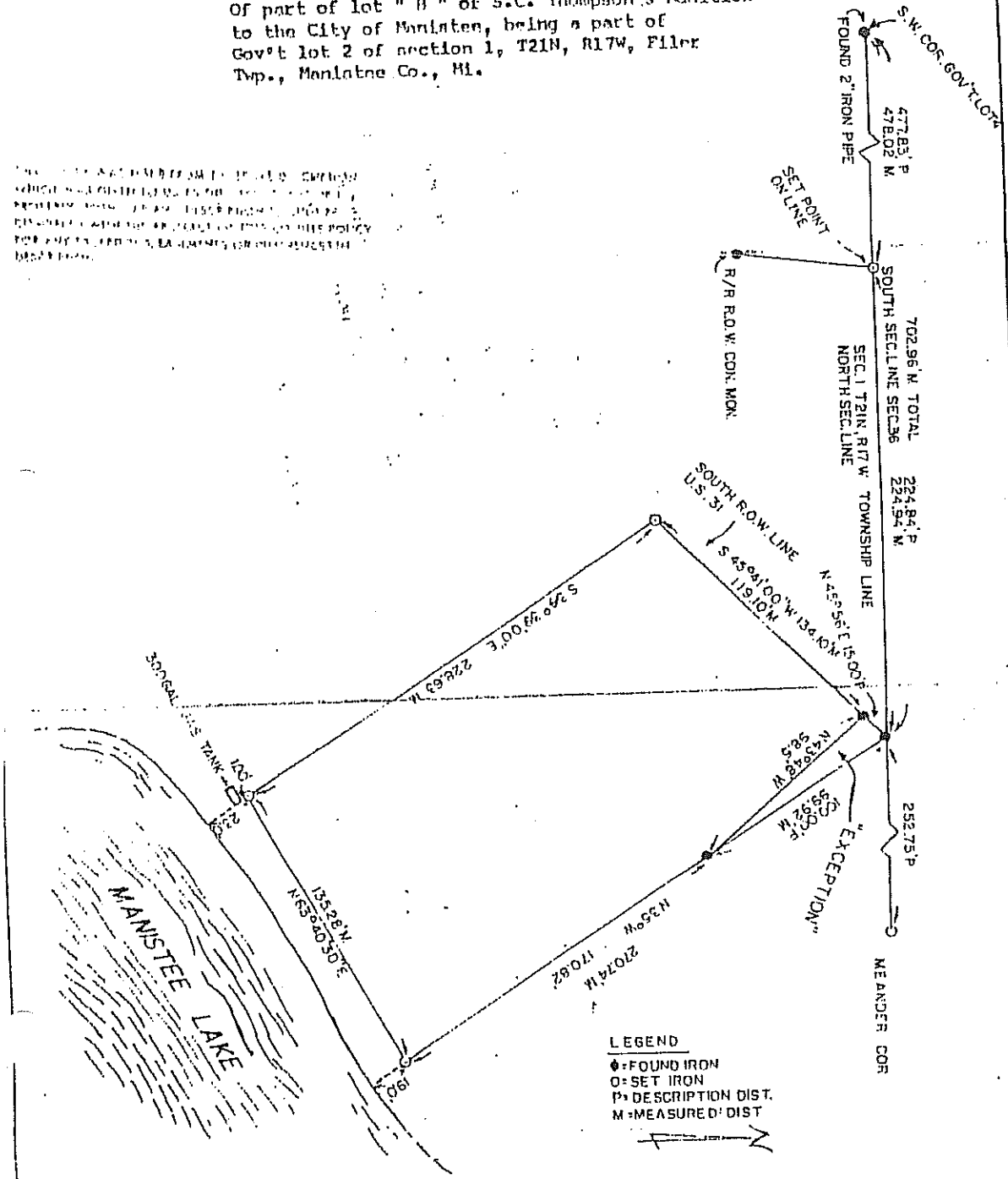


Attached #3

SURVEY CERTIFICATE

Of part of lot "B" of S.C. Thompson's Addition
to the City of Manistee, being a part of
Gov't lot 2 of section 1, T21N, R17W, Filer
Twp., Manistee Co., MI.

THE STATE OF MICHIGAN, COUNTY OF MANISTEE, ss. I, the undersigned, Clerk of the Court of the County of Manistee, do hereby certify that the foregoing is a true and correct copy of the original of the Survey Certificate of the Northwest Survey & Engineering Co., as the same appears of record in the Office of the Clerk of the Court of the County of Manistee, Michigan.



(HARBOUR REAL-ESTATE)
DON JONES
513 OAK ST.
MANISTEE, MICH.

| | | | |
|------------------------------------|--------------------|---------------------------|-----------|
| SCALE: 1"=60' | DRAWING NO. MO-392 | DATE: 9/21/77 | JOB 77127 |
| DRAWN BY: S W Z | | | |
| NORTHWEST SURVEY & ENGINEERING CO. | | | |
| 310 S. WASHINGTON AVE. | | LUDINGTON, MICHIGAN 49631 | |
| AREA CODE (616) 845-0036 | | | |

Fisherman's Center

263 Arthur Street (U.S. 31)
Manistee, Michigan 49660
Phone (616) 723-7718



HONEST INFORMATION
OPEN YEAR 'ROUND
WITH YOUR
TOTAL FISHING &
HUNTING NEEDS

Attachment #4 - Application for Special Use Permit

III.B.1.

Required data on site plan for special use permit is enclosed, except for items 17, 19, 20, 21, and 22 per Jon Rose.

III.B.2.

The proposed use of site per special use request would fall in line with city and county plans to promote business and business opportunities. If the requested application is granted, it would mean more dollars being spent and staying in Manistee.

III.B.3.

There is no expected adverse effect on adjacent property. In fact, the adjacent property to the east, Solberg's Boat Yard, currently offers a similar service to it's dockage customers, i.e. some dock renters also rent a site for their travel trailers/RV's. The property to the west, behind the Mufflerman, has not been used for anything for at least the past fifteen years. Occasionally the owner of Mufflerman parks his RV there to camp for a few days.

III.B.3.A.

The proposed use will not adversely affect the health, safety, or enjoyment of property or persons. We are not in a neighborhood per se.

III.B.3.B.

The proposed use will not be detrimental to the public welfare or neighborhood property improvements. We intend to enforce, as we already do with our dock renters, a policy of no pets, no open fires, no excessive noise, and no excessive drinking of alcohol.

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

September 7, 1995

A public hearing and the regular monthly meeting of the Manistee City Planning Commission were held on September 7, 1995 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: R. Bauman, M. Fatke, R. Franckowiak, J. Gavlinski, D. Johnson, J. Lakos
R. Yoder

MEMBERS ABSENT: K. Harless, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Jensen (City Office)
Bob Turek (WMTE)
Erika Mariona (News Advocate)
Others as shown on the attached attendance list

PUBLIC HEARING:

Chairman R. Yoder opened a public hearing at 7:00 PM relative to a campground at Fisherman's Center. The applicant has requested a Special Use Permit to allow up to four trailers/campers/RV's on Fisherman's Center property at 263 Arthur Street during the months of April through October. The units will be used by persons who keep boats at the marina. Mr. Matt Phillips presented the proposed site plan indicating the specific location of four camp sites. He indicated that the campground will only be used during the summer season, and that units will be removed during the off-season. Mr. Gary Rank, owner of the neighboring Mufflerman business expressed concern over the campground due to a history of trespassing on his property from the direction of Fisherman's Center. No other public comment was received.

The hearing was closed and the regular meeting was opened at 7:25 PM.

SITE PLAN REVIEWS:

Jack Rutherford - Lot Split and Combination:

Mr. Rutherford requested that Lots 3, 4, 5 and 6 in Block 1 of Lake Winnogene Suburb of the City of Manistee be combined into lots A, B and C. A motion to approve the request was made by J. Gavlinski, supported by J. Lakos. The motion was passed unanimously.

Alan Verheek - Lot Combination:

Mr. Allen Verheek requested that the East 1/2 of Lot 5 and the West 1/2 of Lot 5 in Block 7 of Tyson & Co. be combined into a single lot. A motion to approve the request was made by D. Johnson, supported by J. Lakos. The motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

There were no citizen questions or concerns expressed from those present at the meeting.

MINUTES:

It was moved by J. Lakos, supported by R. Franckowiak, that minutes of the August 3, 1995 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Fisherman's Center:

Following discussion it was moved by R. Franckowiak, supported by J. Lakos that the Planning Commission recommend to the City Council that a Special Use Permit be issued to Fisherman's Center which would allow up to four trailers/campers/RV's on their property during the months of April through October with the following special conditions:

- 1) Appropriate action shall be taken to eliminate trespassing on neighboring property by campers and customers at Fisherman's Center,
- 2) No camping unit shall be located closer to Manistee Lake than 10 feet North of the Southwest corner of the store, and
- 3) No camping unit shall be placed on the property in 1996 until public sewer lines have been installed to serve the campground facilities.

The motion passed unanimously.

CITY UPDATE:

Jon Rose provided the following City update: the City has invited engineering firms to submit qualification information relative to providing engineering support on infrastructure projects; steps are being taken to solve rusty water problems along portions of Seventh Street; a meeting is scheduled with residents in the 10th Street, Cypress Street and Maple Street area regarding sewer backups during major rainstorms; Fablite has started construction of their new manufacturing facility in the Industrial Park; the City Council and Filer Township Board met to discuss the PEG Commission; only four empty lots remain in the Industrial Park; the City is meeting with the County on combining economic development organizations into a central office; the City has applied for a clear title on the M-55 property to assist in future development; bids have been requested for sidewalk repairs throughout the City; an agreement has been reached with Sands Products on a lease of their property around Man Made Lake; restroom construction has started at Reitz Park; and pier work may not be completed this year.

REPORTS:

DDA Report:

J. Gavlinski discussed activities between the City and County to combine all organizations involved with economic development into a single organization. She also advised that the DDA is considering the purchase of property in the Filer and Lake Street area for development purposes.

7-9-97

COUNCIL GOVERNMENT
CITY MANAGER PLANP.O. BOX 358
MANISTEE, MICHIGAN 49660CITY OF MANISTEE
Michigan

APPLICATION for SPECIAL USE PERMIT

LIGHTHOUSE LANDINGS, LLC
APPLICANT
130 LIGHTHOUSE WAY N.
ADDRESS
MANISTEE, MI 49660
CITY, STATE & ZIP CODE
TELEPHONE NUMBERS - (^{OFF}~~HOME~~) 616 398-0111
(^{FAX}~~WORK~~) - 0113

| FOR OFFICE USE ONLY | |
|---------------------------------|---|
| PERMIT NUMBER | |
| DATE RECEIVED | <u>6-26-97</u> |
| TAX PARCEL NUMBER | <u>51-51-311-275-03</u> |
| FEE RECEIVED & DATE | |
| RECEIPT NUMBER | |
| ACTION | |
| REFERRED TO PLANNING COMMISSION | |
| DATE OF PUBLIC HEARING | |
| ACTION TAKEN | <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED |
| DATE OF ACTION | |
| EXPIRATION DATE OF PERMIT | |

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. ALL INFORMATION REQUESTED ON THIS FORM MUST BE COMPLETED AND ANY ADDITIONAL INFORMATION REQUIRED BY THE ZONING ADMINISTRATOR, CITY ENGINEER OR CITY PLANNING COMMISSION, IN ORDER TO ADMINISTER THE ZONING & BUILDING ORDINANCES, MUST BE SUPPLIED. APPLICANTS ARE ENCOURAGED TO SEEK ASSISTANT FROM THE ZONING ADMINISTRATOR/BUILDING INSPECTOR IN FILLIN OUT THIS FORM. IF POSSIBLE, PLEASE CALL 616-723-2558 (MONDAY THROUGH FRIDAY, FROM 8 A.M. TO 5 P.M.) AND ASK FOR THE ASSESSOR'S OFFICE TO MAKE AN APPOINTMENT TO AVOID DELAYS.

I. ACTION REQUESTED

IT IS HEREBY REQUESTED THAT THE MANISTEE CITY PLANNING COMMISSION APPROVE THE ISSUANCE OF A SPECIAL USE PERMIT ON THE PROPERTY DESCRIBED IN "I" PROPERTY INFORMATION (BELOW) WHICH IS LOCATED IN THE R3 ZONING DISTRICT, FOR THE PURPOSE OF: (STATE PROPOSED USE OF PROPERTY) PROPERTY / DEVELOPMENT SIGN

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS / HAS NOT) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST 1 1/2 YEARS. IF A PREVIOUS APPEAL, REZONING, OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: PUD GRANTED, DATE 2/96.
ACTION REQUESTED _____
DECISION: ☒ APPROVED ☐ DENIED

II. PROPERTY INFORMATION

A. LEGAL DESCRIPTION OF PROPERTY AFFECTED, _____

TAX ROLL PARCEL PROCESS NUMBER 51 51 311 275 03
ADDRESS OF PROPERTY: 1ST & CHERRY

(CONTINUED)

© MANISTEE CITY PLANNING COMMISSION/DRJ-1990

APPLICATION for SPECIAL USE PERMIT

II. PROPERTY INFORMATION (CONTINUED)

B. LIST ALL DEED RESTRICTIONS- CITE LIBER & PAGE WHERE FOUND & ATTACH:

C. NAMES & ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND:

D. THIS AREA IS ☒ UNPLATTED, ☐ PLATTED, ☐ WILL BE PLATTED
IF PLATTED, NAME OF PLATE. THE PRESENT USE OF THE PROPERTY IS CONDOMINIUMS

F. ATTACH A SITE PLAN WHICH MEETS THE REQUIREMENTS OF THE SPECIAL USE PERMIT ORDINANCE (SEE ATTACHED LIST OF REQUIREMENTS)

G. IS A PROPERTY SURVEY ATTACHED? ☒ YES ☐ NOH. ESTIMATED COMPLETION DATE OF CONSTRUCTION (IF APPLICABLE): 8-10 WEEKSIII. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTIONA. STATE SPECIFICALLY THE REASON FOR THIS SPECIAL USE PERMIT REQUEST AT THIS TIME
TO ERECT A "TASTEFUL" ATTRACTIVE SIGN TO MAKE LIGHTHOUSE
LANDINGS CONDO DEVELOPMENT READILY IDENTIFIABLE IN AN
UNOBTRUSIVE MANNER.B. STATEMENT OF SUPPORT FOR THE REQUEST. PLEASE JUSTIFY YOUR REQUEST FOR A SPECIAL USE PERMIT BELOW. THE JUSTIFICATION SHOULD ADDRESS THE FOLLOWING CONCERNS:
(ATTACH ADDITIONAL SHEETS)

1. THE RELATIONSHIP OF THE SPECIAL USE PERMIT CONDITIONS (ARTICLE 86, SECTION 8609) TO THE PARTICULAR SPECIAL USE PROPOSED. DO THEY POSE ANY UNUSUAL PROBLEMS FOR COMPLIANCE? NO
2. RELATIONSHIP OF THE PROPOSED USE TO DEVELOPMENT PLANS OF MANISTEE COUNTY AND THE CITY OF MANISTEE.
3. IMPACTS OF THE ADJACENT PROPERTY AND NEIGHBORHOOD. IN PARTICULAR, FIRST INDICATE WHICH IMPACTS OF THE PROPOSED USE ON THE ADJACENT PROPERTY ARE ANTICIPATED AND SECOND, WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS. CONSIDER THE FOLLOWING CONCERNS: NO IMPACT
 - A. WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD? NO
 - B. WILL PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OF IMPROVEMENTS IN THE NEIGHBORHOOD? NO

IV. INFORMATION REQUIRED IN APPLICATION (AS PER ARTICLE 86, SECTION 8604)

A. AN APPLICATION FOR SPECIAL USE PERMIT SHALL INCLUDE:

1. A DETAILED SITE PLAN, AS SPELLED OUT IN SECTION 9406 OF THIS ORDINANCE, A COPY OF WHICH IS ATTACHED.
2. A SPECIFIC STATEMENT AND SUPPORTING INFORMATION REGARDING THE REQUIRED FINDINGS FOR THE SPECIAL USE PERMIT, AS STATED IN SECTION 8609.
3. PROPOSED LOCATION OF ANY OPEN SPACES, LANDSCAPING AND BUFFERING FEATURES SUCH AS GREENBELTS, FENCES, ETC.

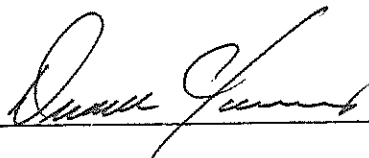
IV. INFORMATION REQUIRED IN APPLICATION (CONTINUED)

- B. IN ADDITION, THE APPLICANT MAY BE REQUIRED TO FURNISH:
1. ELEVATIONS ON ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS.
 2. AN ENVIRONMENTAL ASSESSMENT.
 3. EVIDENCE OF HAVING RECEIVED OR HAVING AN AGREEMENT FOR CONCURRENT APPROVAL FOR ANY OTHER NECESSARY PERMITS REQUIRED PRIOR TO A CONSTRUCTION CODE PERMIT.
 4. MEASURES WHICH WILL BE UNDERTAKEN TO CONTROL SOIL EROSION, SHORELINE PROTECTION, EXCESSIVE NOISE, OR ADVERSE IMPACTS OF THE DEVELOPMENT ON THE SURROUNDING PROPERTIES.
- C. THE APPLICANT SHALL CERTIFY THE INFORMATION INCLUDED IS CORRECT AND THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION, IF THE SPECIAL USE PERMIT IS APPROVED.

V. CERTIFICATION AND AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE/THEY IS/ARE THE ☐ OWNER, ☐ LESSEE, ☐ OWNER'S REPRESENTATIVE, ☐ CONTRACTOR INVOLVED IN THE APPLICATION; AND THAT THE INFORMATION INCLUDED IN THIS APPLICATION IS CORRECT. FURTHER, IF THE REQUEST IS APPROVED, THE APPLICANT CERTIFIES THAT MEASURES PROPOSED TO MITIGATE ADVERSE IMPACTS WILL BE COMPLETED IN A TIMELY FASHION AND WILL ABIDE WITH THE ALL OF THE REQUIREMENTS OF ARTICLE 86 OF THE CITY OF MANISTEE ZONING ORDINANCE.

SIGNATURE(S) OF APPLICANT(S)



DATED

6.26.97



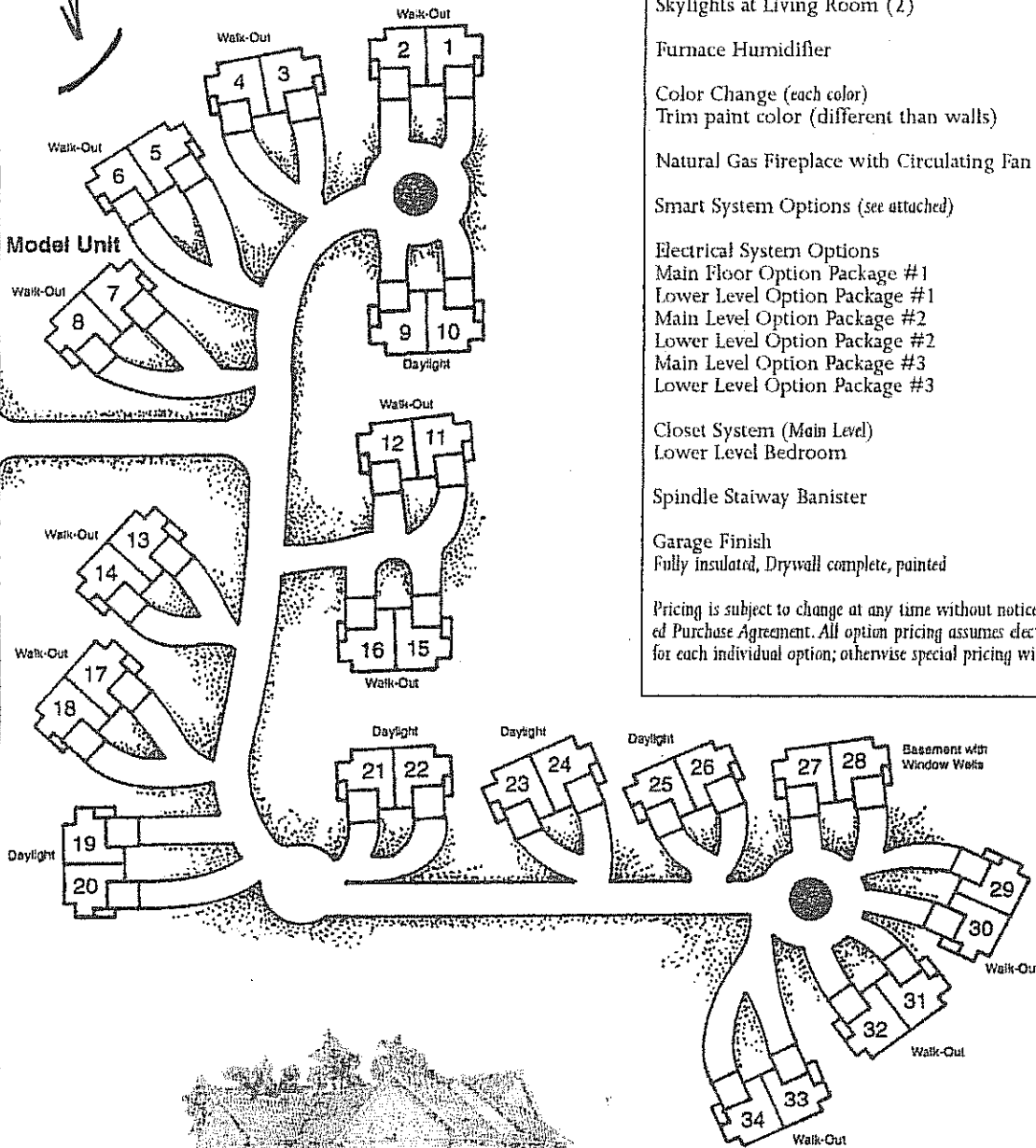
Standard Options Price List

| | |
|---|-------------|
| Standard Lower Level Finish Package (Family, Bedroom, Bath, Hallway) | \$16,400.00 |
| Enclosed Porch: | |
| 10' 6" x 7' 6" Screened-in | 3,700.00 |
| 10' 6" x 7' 6" Three-Season Room | 5,800.00 |
| Wrap-Around Deck Package | 5,300.00 |
| French door /Sidelight in MBR | 1,200.00 |
| Kitchen Cabinets/Bath Vanities | |
| Aspen Maple | 600.00 |
| White Aspen | 600.00 |
| Tudor Arched/special counter tops | 2,200.00 |
| Swan Stone kitchen sink | 450.00 |
| Skylights at Living Room (2) | 1,200.00 |
| Furnace Humidifier | 485.00 |
| Color Change (each color) | 175.00 |
| Trim paint color (different than walls) | 150.00 |
| Natural Gas Fireplace with Circulating Fan | 2,800.00 |
| Smart System Options (see attached) | |
| Electrical System Options | |
| Main Floor Option Package #1 | 285.00 |
| Lower Level Option Package #1 | 95.00 |
| Main Level Option Package #2 | 575.00 |
| Lower Level Option Package #2 | 175.00 |
| Main Level Option Package #3 | 1,380.00 |
| Lower Level Option Package #3 | 490.00 |
| Closet System (Main Level) | 875.00 |
| Lower Level Bedroom | 450.00 |
| Spindle Staiway Banister | 1,900.00 |
| Garage Finish | 1,100.00 |
| Fully insulated, Drywall complete, painted | |

Pricing is subject to change at any time without notice, unless included in an executed Purchase Agreement. All option pricing assumes elections made at a time practical for each individual option; otherwise special pricing will be applicable.

CHERRY STREET

FIRST STREET



Site Plan

A I R G R A P H I C

WAYNE E. BIALIK, ACA
GRAPHIC ARTIST

VINYL SIGN GRAPHICS & DESKTOP PUBLISHING

427 WATER STREET
LOWER LEVEL
MANISTEE, MICHIGAN 49660

PH: 616.723.2345
FAX: 616.723.4811

Description: Lighthouse Landings Entrance Sign

Overall Size: ~~8 1/2~~ APPROX: 3 X 10

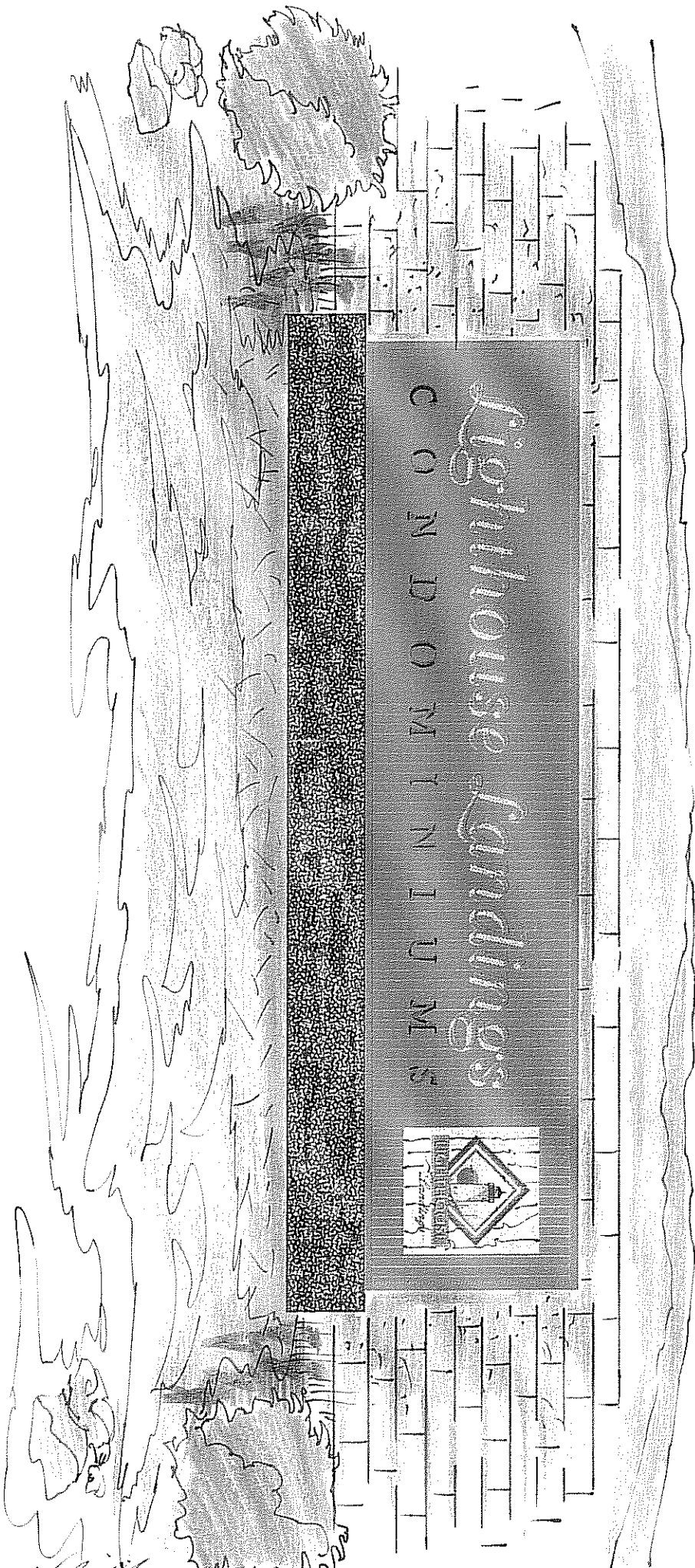
Substrate: 2" Clear Redwood/Cedar with matching trim

Lettering: .25" Flat-cut Aluminum-Polished Gold Finish, stud mount
3/16" Flat-cut Acrylic-Light Blue, flush mount

Logo Graphics: "Diamond" Logo - Sandblasted 2" Redwood, Hand painted with solid color oils

Finishes: Oil/Alkyd solid color paints and stains

Mount/Install: Post Mount - 6" x 6" with decorative Post Caps.
OR CONCRETE BASE MOUNT.



JUN 9 1997

7-9-97

June 9, 1997

Honorable Mayor and
City Council
70 Maple Street
Manistee, MI 49660

Dear City Officials:

I am formally requesting to vacate part of Fourth Street from the West line of Tamarack Street to the West line of Birch Street. The easement is 66' wide by the length of block 4. (See enclosed map.)

The reasons are as follows:

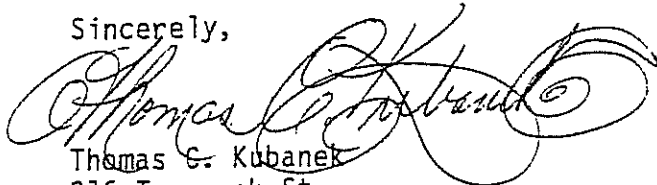
1. At present, the easement runs east and west along the south side of the property. The elevation of the easement varies as much as 40 feet from side to side and 80 feet from one end to the other thereby making construction of a road or installation of utilities almost impossible because of cost.
2. Land use in this area is residential and has been developed at this time with adequate roads and utilities thereby making future roads and utilities unnecessary.
3. At present the easement is a natural area not being maintained by the city and is overgrown with noxious weeds, poison ivy, trees and brush. It is also being used as a dumping area for neighborhood grass, brush and rubbish.
4. Due to the topography and land use, street easements to the north of the property, Third Street and Birch Street at the west end of the property have been previously vacated thereby setting precedent for elimination of certain road easements adjacent to the property.
5. I am presently building a home on the adjacent property and the care of this easement as a natural area, not a dumping area, is important to protecting my investment in this property.

6. The dumping of yard materials, grass, leaves etc., causes the bank to become unstabilized. After a build-up of this material, a heavy rain will cause a landslide of this material. These landslides have taken good portions of the top of the bank, trees and soil to the bottom of the ravine. I have spent considerable expense and time re-stabilizing the bank after these slides.

Vacating this easement would be beneficial to the city in that it would relieve the city from maintaining this easement and put it back on the tax roles to contribute to the city's tax base.

I therefore request that consideration be given to vacate this section of 4th street easement and that I will defray any costs incurred to accomplish this task.

Sincerely,

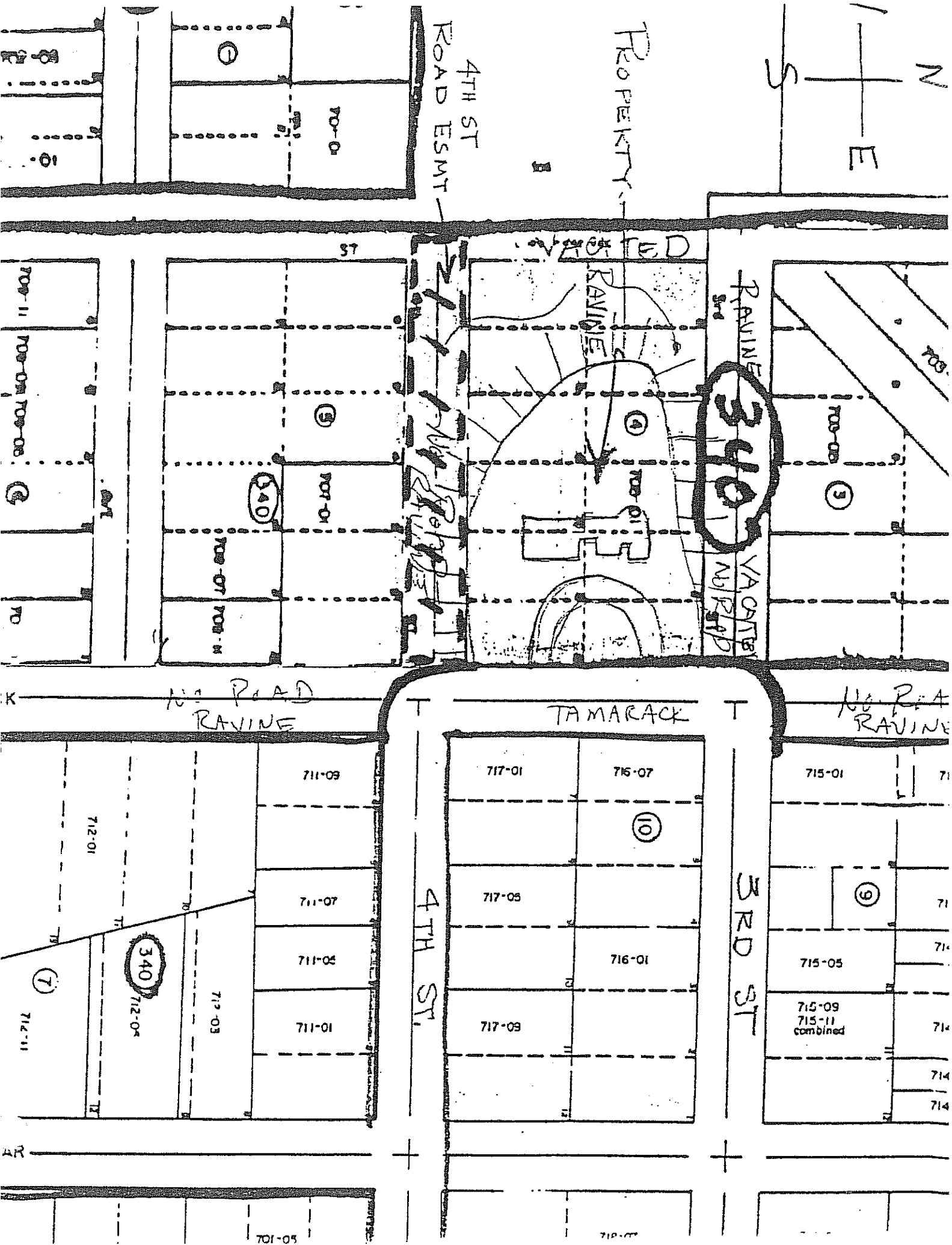


Thomas G. Kubanek
316 Tamarack St.
Manistee, MI 49660

Property Description:

E + J CANFIELDS ADD LOTS 1 THRU 12 BLOCK 4 + PT OF BIRCH ST AS VAC BY COURT ORDER L189 P442, ALSO S 1/2 OF 3RD ST FROM W LI OF TAMARACK ST TO E LI BIRCH ST AS VACATED BY COURT ORDER L386 P415-6.

____ P. ADDR: 316 TAMARACK ST [[SALE(77) 1355 0279



DATE OF TRANSFER

GRANTEE'S NAME

Village 51 City Manistee

Kuback, Thomas

et ux

DESCRIPTION AND LAND SKETCH

Sec. 17, T. 21N, R. 17W

Mc-9

sale 177, 1355- 03 29

E & S Garfield's Add

lots 1 thru 12 Block 4 of Pt

of Birch St as Vac by Court Order

K185 0442

| VACATED | | | | | |
|---------|---|---|----|----|----|
| 6 | 5 | 4 | 3 | 2 | 1 |
| 7 | 8 | 9 | 10 | 11 | 12 |

Birch St

44'

54'

Tamarack St

PROPOSED EASEMENT
TO VACATE

30 scale



July 3, 1997
142 East State St.
Floor 2-West
Traverse City, MI 49684

Mr. Jon Rose
Community Development Officer
City of Manistee

Re: Proposed vacation of Fourth St. between Tamarack and Birch Streets in the City of Manistee.

Mr. Rose:

I have reviewed the site of the above mentioned street vacation and find that Ameritech has no existing facilities within the planted right-of-way of Fourth St. between Tamarack and Birch Streets. In addition, I can see no future need to occupy that right-of-way.

Please feel free to contact me on (616) 723-1861 should you need further information.

Yours truly,

A handwritten signature in black ink, appearing to read "Stephen Bahlke".

Stephen Bahlke
Engineer
Ameritech-Michigan

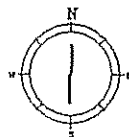
PART OF SECTION 13, T21N,
R17W, AND PART OF SECTION
18, T21N, R16W, CITY OF
MANISTEE, MANISTEE COUNTY,
MICHIGAN.

PRELIMINARY SITE PLAN
PART OF SECTION 13, T21N,
R17W, AND PART OF SECTION
18, T21N, R16W, CITY OF
MANISTEE, MANISTEE COUNTY,
MICHIGAN.

FOR:
BILL SENG
200 RIVER STREET
MANISTEE, MI 49660
(616) 723-9508

Jenema Land Surveys
50 Clay Street
Manistee, MI 49660
(616) 723-7930
Fax (616) 723-9761

BILL SENG



50 Clay Street
Manistee, MI 49660
(616) 723-7930
Fax: (616) 723-5761

DATE 7-3-1997

94213

DRAWN BY: TMS
APPROVED: BJ

PART OF SEC. 13, T21N, R17W & PART OF SEC. 18, T21N, R16W, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN.

SHEET: 1 OF 1

James E. Thatcher
2104 Shankin Drive
Walled Lake, MI 48390

June 27, 1997

City of Manistee
Planning Commission - City Hall
P.O. Box 358
Manistee, MI 49660

RE: APPROVAL OF PROPERTY SPLIT
LOT SEVEN (7), BLOCK FOUR (4), HART & ROBINSON ADDITION TO THE
CITY OF MANISTEE, MICHIGAN. PROPERTY ADDRESS: 1007 ROBINSON
STREET, MANISTEE. TAX ID #51-51-355-707-13

ATTENTION: JOHN ROSE

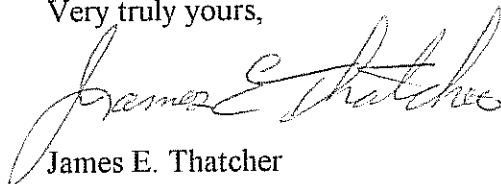
This letter is to petition the City of Manistee to approve the splitting off of Ten (10) Feet on the south lot line of the above referenced property, to be deeded to William J. Edens and Renate E. Edens, owners of Lot Ten (10), Block Four (4), Hart & Robinson Addition to the City of Manistee, Michigan, Property Address: 1011 Robinson Street, Manistee, according to the attached diagram.

It is further requested that the remainder of Lot Seven (7), approximately Forty-Five (45) Feet by One Hundred Twenty-Five (125) feet deep be assigned the same tax number as Lots Six (6) and One (1), Block Four (4), Hart & Robinson Addition: 51-51-355-797-01.

This request is made in order to remove the presence of any encroachments on subject property so that my brothers, Gary T. Thatcher and Richard J. Thatcher, and I, James E. Thatcher, are able to provide insurable title to the subject property and to proceed with its sale.

Thank you for your favorable response to this request.

Very truly yours,



James E. Thatcher

Enclosure

JUN-06-1997 15:26

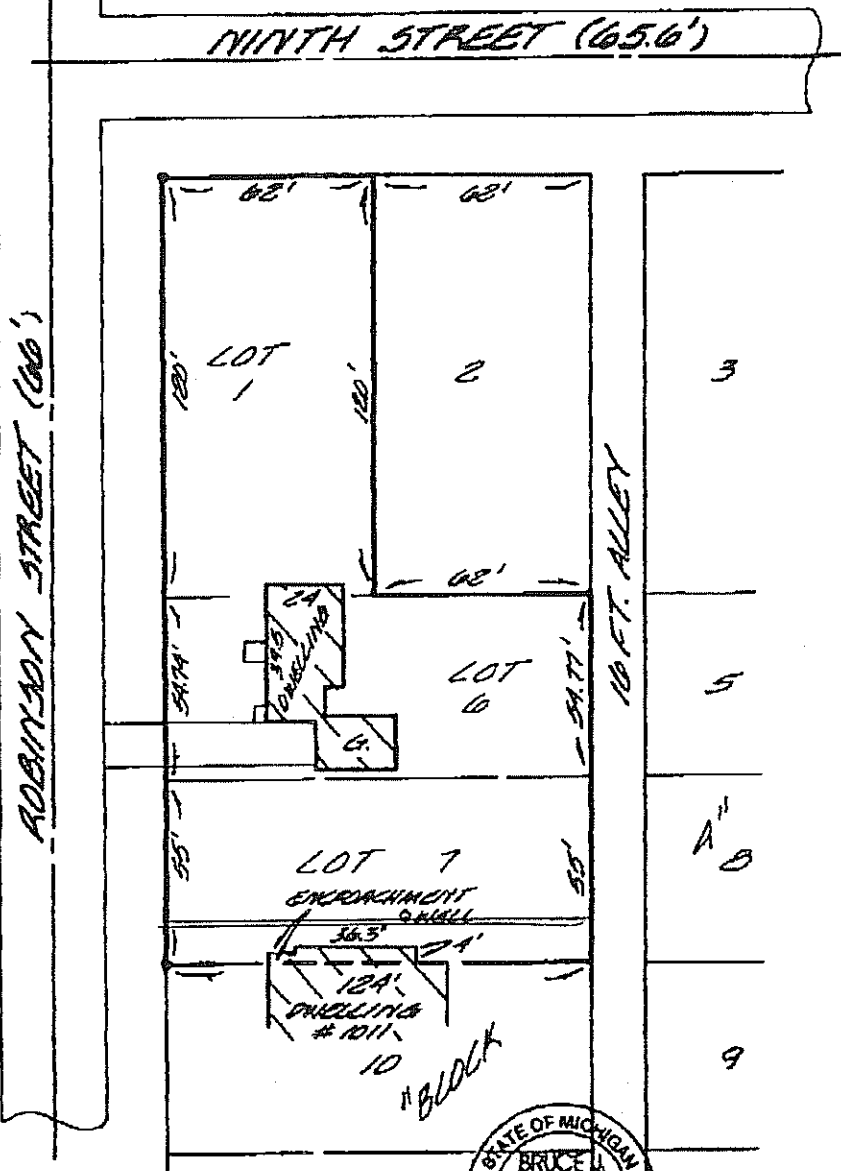
TRAVERSE MORTGAGE CORP.

616 947 9812 P.02/02

MORTGAGE REPORT

CT5519

CT597



ADDRESS:
1007 Robinson Street
Manistee, MI. 49660

DESCRIPTION: Lots 1, 6, and 7 of Block 4, Hart & Robinson's Addition to the City of Manistee, Manistee County, Michigan.

LEGEND

- ⊙ MONUMENT FND.
- IRON FND
- ▲ NAIL FND.

ALL BOUNDARY & EASEMENT DIMENSIONS
ARE RECORDED UNLESS OTHERWISE NOTED.

SCALE 1"=40'

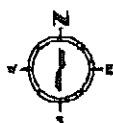


I hereby certify that I have inspected the property hereon described; that there are improvements located as shown; that said improvements are within property lines; and that there are no visible encroachments upon the land and property described, unless otherwise noted. All utilities and easements may / or may not be shown.

This inspection is for mortgage purposes only.

Bruce J. Jenema

R.L.S. No. 25850

**Jenema Land Surveys**

50 Clay Street
Manistee, MI 49660
616-723-7930
Fax 616-723-5761

David L. Prater

Traverse Mortgage Corp.

DATE: April 30, 1997

SHEET 1041

DRL JCH

CRK B.J.J.

FILE NO. 97255

TOTAL P. 02

JUNE-17-1997

I, GARY T. THATCHER GIVE

POWER OF ATTORNEY TO JAMES E.

THATCHER, MY BROTHER, TO

REPRESENT MY INTERESTS REGARDING

THE SALE OF THE HOUSE AND

PROPERTY AT 1007 ROBINSON ST.

MANISTEE, MICHIGAN.

Gary T Thatcher

SIGNED -

6-17-97

Catherine Ann Miriani

WITNESSED -

Catherine Ann Miriani

6-17-97

Notary Public, Antrim County

(Acting in Emmet County)

Commission Expires: July 3, 2001

July 1, 1997

City of Manistee
Planning Commission - City Hall
P.O. Box 358
Manistee, MI 49660

RE: APPROVAL OF PROPERTY SPLIT
LOT SEVEN (7), BLOCK FOUR (4), HART & ROBINSON ADDITION TO THE
CITY OF MANISTEE, MICHIGAN, PROPERTY ADDRESS: 1007 ROBINSON
STREET, MANISTEE. TAX ID #51-51-355-707-13

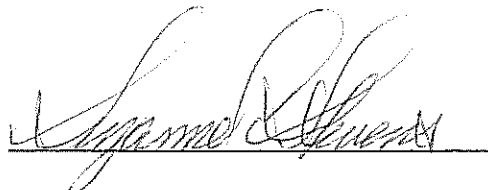
ATTENTION: JOHN ROSE

This letter is to inform the City of Manistee and its Planning Commission that we have been notified of the intention of James E., Gary T. and Richard J. Thatcher to deed Ten (10) Feet on the south lot line of the above referenced property to be attached to our property, Lot Ten (10), Block Four (4), Hart & Robinson Addition.

We hereby agree to this property realignment and further agree that the Ten (10) Feet thus attached to our Lot Ten (10) property be assigned the same tax number as currently used for Lot Ten (10), Block Four (4), Hart & Robinson Addition.

Our property tax identification number is: 51-51-355-708-03

WITNESS:



DATE:

7/1/97

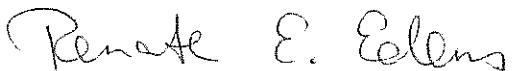
OWNER:


WILLIAM J. EDENS

DATE:

7-1-97

OWNER:


RENATE E. EDENS

DATE:

7-1-97

SITE PLAN REVIEW

NAME: Northwestern Savings Bank & Trust
325 First Street
Manistee, MI 49660

PROPOSED USE: Bank
ZONING DISTRICT: C-1

PARCEL CODE: 51-51-574-705-01

USE IS: ☒ Permitted
☐ Special
☐ Not Permitted

BULK REGULATIONS

| | REQUIRED BY ZONING | PROPOSED IN PLAN | COMPLIANCE YES | NO |
|------------------|-----------------------|---------------------|--------------------------|--------------------------|
| PARCEL SIZE: | 20,000 | 19,406 | <input type="checkbox"/> | * |
| STREET FRONTAGE: | 120 | 123.12 | X | <input type="checkbox"/> |
| SETBACKS | | | | |
| FRONT YARD | 30 | 30 | X | <input type="checkbox"/> |
| SIDE YARD | 10 | n/a | X | <input type="checkbox"/> |
| REAR YARD | 10 | n/a | X | <input type="checkbox"/> |
| WATERFRONT | n/a | n/a | X | <input type="checkbox"/> |
| HEIGHT: | 30' | n/a | X | <input type="checkbox"/> |
| PARKING: | 14 | 24 | X | <input type="checkbox"/> |
| BUILDING AREA: | n/a | | <input type="checkbox"/> | <input type="checkbox"/> |

SPECIAL DISTRICTS

| | APPLIES? | | APPROVED? | |
|--------------------|--------------------------|----|--------------------------|--------------------------|
| | YES | NO | YES | NO |
| HISTORIC OVERLAY: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| HIGH RISK EROSION: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| FLOOD PLAIN: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |
| SOIL EROSION: | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> |


OTHER:

REVIEWED BY: 
Jon R. Rose, Community Development Officer

DATE: July 3, 1997

*OK per 8003.C.2. (Nonconforming Parcel)



| | | |
|--|---------------|--|
| NO. 14 10257 | DATE 10-25-79 | BY DATE |
| NORTHWESTERN SAVINGS BANK & TRUST 1000 WEST WASHINGTON MANISTEE, MICHIGAN | | |
|  ABOMARCHE CONSULTANTS, INC. 300 N. W. 10th Ave. Suite 200 Fort Lauderdale, FL 33311-4488 (305) 463-1100 Telex 154000 Telex 154000 | | |
| ARCHITECTS • ENGINEERS • PLANNERS 1000 WEST WASHINGTON MANISTEE, MICHIGAN 49701 | | |
| DRAWING TITLE: EXISTING CONDITIONS & PROPOSED PAIRING LAYOUT | | |
| SCALE: PORTION 1" = 10' DATE: JAN 1987 DRAWN BY: J. J. J. J. CHECKED BY: J. J. J. J. APPROVED: | | |
| SHEET | | OF 1 SHEET |
| 1 | | OF 1 SHEET |
| 1000 WEST WASHINGTON MANISTEE, MICHIGAN 49701 | | 1000 WEST WASHINGTON MANISTEE, MICHIGAN 49701 |



Planning Commission

616-723-2558
FAX 616-723-1546

70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

June 12, 1997

Robert Hornkohl, Co-Chair
Sid Scrimger, Co-Chair
City Hall
70 Maple Street
Manistee, MI 49660

Dear Mr. Hornkohl and Mr. Scrimger:

The Planning Commission would like to thank you for the invitation to attend dinner during Mayor's Exchange. Dinner was an enjoyable event and gave us the opportunity to exchange ideas with the representatives from Harbor Beach.

Our thank you to both of you for the fine job done on this event.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

Roger Yoder
Chairman

RY:djm

7-9-97



70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

Planning Commission

616-723-2558
FAX 616-723-1546

June 12, 1997

Mayor Lorraine Conway
City Council
City Hall
70 Maple Street
Manistee, MI 49660

Dear Madam Mayor and City Council:

The City of Manistee Planning Commission would like to express their thanks for being invited to Mayor's Exchange. Mayor's Exchange was informative and it was a privilege to be included in this fine event.

Having the opportunity to exchange ideas and procedures with another community is enlightening and will prove useful when we begin working on the Master Plan. Once again we thank you for allowing us to be part of Mayor's Exchange with Harbor Beach.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

A handwritten signature in cursive script that reads 'Roger Yoder'.

Roger Yoder
Chairman

RY:djm

cc: R. Ben Bifoss, City Manager



Planning Commission

616-723-2558
FAX 616-723-1546

70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

June 12, 1997

Jay Wisniewski
Manistee Housing Commission
237 Sixth Avenue
Manistee, MI 49660

Dear Mr. Wisniewski:

The City of Manistee Planning Commission has had on several occasions been informed that there is a need for more Adult Foster Care homes within the City of Manistee. In the past two years we have received notification that several homes have closed in Manistee.

We are asking you for your assistance in determining if the City of Manistee has been able to meet the need of our elderly citizens. As the Planning Commission do we need to look into including this need into our Zoning Ordinance and our Master Plan?

Any information you would be able to give us would be greatly appreciated.

Sincerely,

CITY OF MANISTEE PLANNING COMMISSION

Roger Yoder
Chairman

RY:djm

ANNUAL REPORT TO THE CITY COUNCIL
BUILDING DEPARTMENT

July 1, 1997

The Building Department issued 155 Building Permits in 1996. This number is well above average but does not exceed the record high set in 1990, however the construction value and permit revenue set new record highs far in excess of previous records.

Included in the permits were the following:

- 1) Harbor Village - 6 duplexes and 6 cottages
- 2) Ambar Chemical, Inc. - 3 foundations
- 3) Super 8 Motel - new motel
- 4) Lighthouse Landings - 6 duplexes
- 5) Single Family Residence - 5 permits including one for the second
Habitat for Humanity Project

On January 1, 1997 the responsibility for Building Inspection and Plan Review was contracted with Nordlund & Associates, Inc.

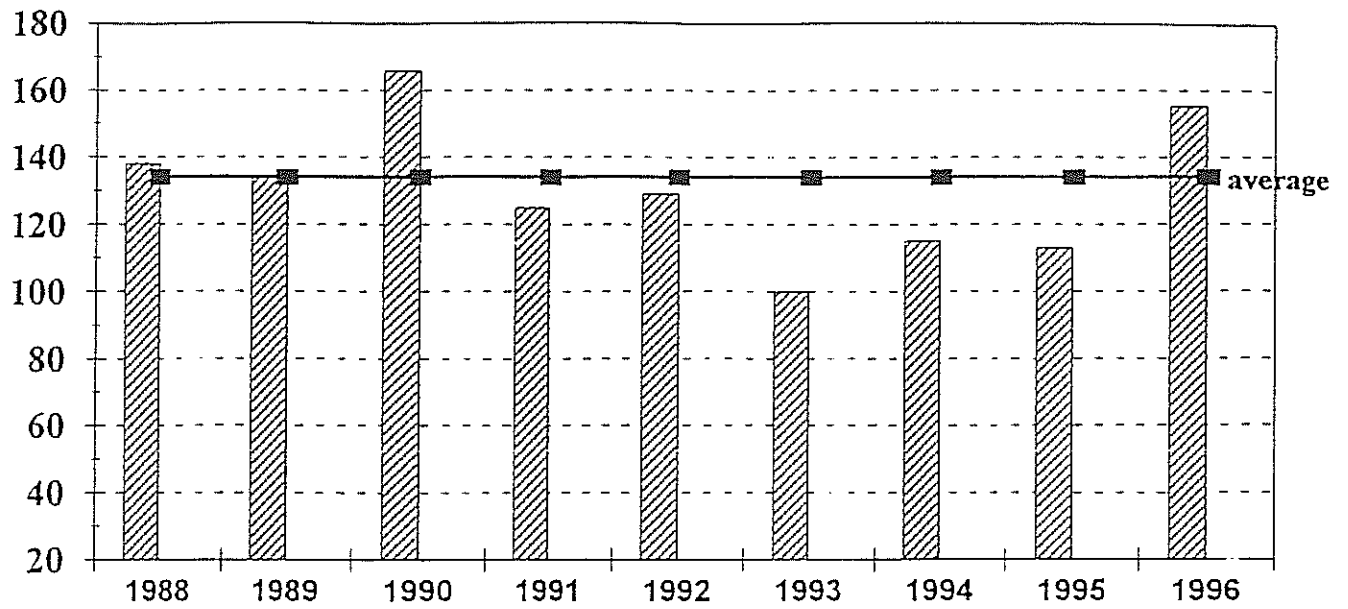
As the representative of Nordlund & Associates, Inc. I have become registered with the Michigan Department of Labor as a Building Inspector/Plan Reviewer.

During the first six months of 1997 forty-nine (49) Building Permits have been issued for a permit revenue of nine thousand five hundred and sixty-four (\$9,564.00) dollars with an estimated construction value of two million five hundred thousand (\$2,500,000.00) dollars.

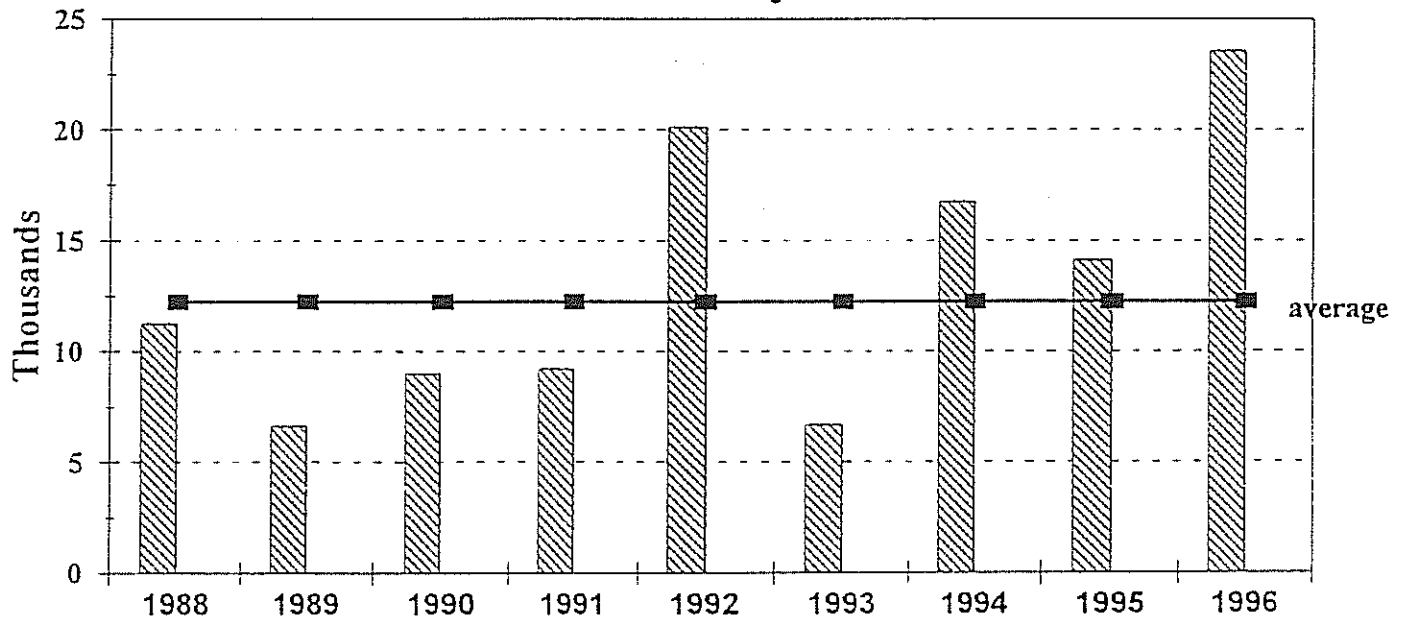
Included in the permits were the additions at Ambar Chemical, Inc. (Calcium Chloride and Bromine Plants), four more units at Harbor Village and one new single family residence.

From a review of the records the number of permits issued is below average, but the construction value and permit revenue are well above average. In fact these numbers are above the record year of 1996.

Number of Permits By Year



Permit Revenue By Year



Construction Value By Year

